



**79 Citadel Estate Heights NW
Calgary, Alberta**

MLS # A2160301



\$699,900

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|------------------|----------------------------------|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,827 sq.ft. | Age: | 2003 (21 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers | | |

Inclusions: N/A

Welcome to 79 Citadel Estate Heights N.W. This 3 + 1 bedroom home offers a very open and functional floor plan. Main floor provides a large great room, newer and good size kitchen and eating area, hardwood floor and a laundry area with a newer set of washer & dryer. Upstairs offers a large Master bedroom with a 4-piece en-suite and a soaker tub as well as a walk-in closet. 2 more good sized bedrooms and a bonus room. Fully finished basement offers a large recreational room, a good size bedroom and a 3-piece washroom. Sunny West backyard, large deck as well as patio. This is a perfect home for a growing family, walking distance to ST.BRIGID school(Grade K. to 9)! Lots of green space around for kids to play, as this is an excellent family oriented neighborhood.