



**48 Citadel Park NW
Calgary, Alberta**

MLS # A2206408



\$678,999

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,824 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Gentle Sloping, Irregular Lot, Sloped Down		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, Pantry, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: pool table lower level

OPEN HOUSE: Sat, March 29 and Sun, March 30 from 2-4:30 pm. Here is your opportunity to own a beautiful walk out home in Citadel Park Estates. This impressive home boasts a 2-story living room with fireplace, a beautiful open kitchen with granite counter tops and eat in dining area as well as a formal dining area perfect for a home office. The master retreat has a walk-in closet and an impressive ensuite with skylight. Two additional bedrooms complete the upper floor. The walk out lower area has a beautiful family room complete with fireplace, a pool table (included) and a flex area to utilize as you wish. Upgrades and updates include beautiful stained real hardwood floors, upgraded appliances, newer front door, furnace, decking and window coverings. This home is surrounded by mature trees, walking paths leading to parks and playing fields. Minutes to schools, shopping, transit and all services.