



**GRASSROOTS**  
REALTY GROUP

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**473 Citadel Hills Circle NW  
Calgary, Alberta**

**MLS # A2208201**



**\$609,900**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                  |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | Bungalow                                 |               |                   |
| <b>Size:</b>     | 1,316 sq.ft.                             | <b>Age:</b>   | 1992 (33 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Level, Rectangular Lot |               |                   |

|                    |                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Other                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                        | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                            | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |                   |      |

**Inclusions:** Murphy Bed

Are you looking for a Bungalow style home in a well established NW Community?! Wait no more! Welcome home to this bright & spacious 1316 square feet Bungalow that offers a functional floor plan. As you step into the house, the roomy foyer, the vaulted ceilings, the large living/dining room combination impresses you. The airy and functional floor plan with a good size kitchen that offers island, pantry & newer appliances as well as the cozy family room with gas burning fireplace makes it easy to host family and friends. The fully developed basement offers a huge recreation room, a large bedroom & a full bathroom. Newer hot water tank, newer hardwood flooring, newer treated wood deck with natural gas hookup for BBQ, beautifully landscaped backyard, newer maintenance free fence & completely private yard,..... makes this an excellent home for a perfect family home. Walking distance to Citadel Park Elementary school, and minutes to all other amenities.