



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**202 Citadel Mesa Close NW
Calgary, Alberta**

MLS # A2211337



\$644,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,401 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: none

This exceptional well kept 3+1 bedroom home shows true pride of ownership throughout. Ideally located on a quiet Citadel close and just steps from a small playground and within walking distance to schools. The main floor offers a great layout with a living/dining room, warm fire place and bright bay windows. The open kitchen has a large breakfast nook with UPGRADED STAINLESS APPLIANCES, movable island & corner pantry along with a 2pc powder room. The upstairs has a large master with a full 4pc ensuite with jetted tub and an additional 4pc bathroom along with 2 good sized bedrooms. Lower level has large bedroom OR family room wired for surround sound, laundry room with storage and additional 4 piece bath. This home offers CENTRAL A/C & an OVERSIZED HEATED GARAGE with attic storage. Truly a fine home that must be seen!