



**140 Citadel Park NW
Calgary, Alberta**

MLS # A2297190



\$875,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,513 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, No Back Lane, Private, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Wired for Data, Wired for Sound

Inclusions: Security systems, DVR unit, Shed, Garage Storage, TV wall mounts and TV's, Pond and water pump,

What a SPECTACULAR property and AMAZING opportunity here! Very rare 1500 sqft bungalow with 3 bedrooms up plus a den/office. Newer vinyl floors though the main with upgraded appliances, elegant kitchen with gorgeous granite counters and rich cabinetry. Large living area is warmed by the elegant 3-sided fireplace adjacent to the dinning area that offers access to the large vinyl deck where you'll enjoy the west facing exposure with gorgeous sunsets. Primary suite hosts a generous walk-in closet and 4 piece ensuite, the 2 other rooms are both quite big and share another full bath. The lower walk-out level offers 2 more spacious bedrooms, an additional office or flex space and another large living space / recreational space. Windows are 15 years new, Roof in 2008, Furnace in 2022, Water tank is 5 years young, fully wired for sound with an incredible customized & hard wired alarm system. Large garage, insulated, drywalled, painted and fully customized with cabinetry & shelving. Outside is an exposed aggregate walkway from the front to the back with a lower-level patio underneath the deck. Fully zero scaped for no maintenance, beautiful rock arrangements, raised flower beds and a soothing corner water feature. Out front we have a quaint front porch to enjoy the sunrise, a new garage door, zero scape continues with rock gardens and beautiful flower beds. No detail is spared in this incredibly well-maintained home; the pride of ownership is extremely evident with its unique customization and thoughtful finishing. Book a tour today and make it yours!