



GRASSROOTS
REALTY GROUP

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**38 Citadel Peak Circle NW
Calgary, Alberta**

MLS # A2302504



\$685,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features		

Inclusions: None

Well-maintained Jayman-built bungalow offering a functional layout and quality updates throughout. The main floor features oak hardwood flooring and a kitchen updated with new cabinets, stainless appliances, and granite counters in 2011, along with a convenient main floor laundry. There are two bedrooms up, including a primary bedroom with a 3-piece ensuite. A three-sided fireplace adds warmth and character to the main living space, and a phantom screen provides added comfort and airflow. The fully developed walkout basement includes a third bedroom, a 4-piece bathroom, plush carpet, and a spacious recreation area with a wet bar and a large built-in entertainment center. A gas fireplace on a thermostat adds comfort to the lower level. Additional features include air conditioning, a furnace replaced approximately 3 years ago, and a hot water tank installed in 2017. The private, landscaped backyard includes a shed and offers a quiet outdoor space to enjoy. A solid bungalow with practical upgrades and flexible living areas.