



GRASSROOTS

REALTY GROUP

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**213 Citadel Gardens NW
Calgary, Alberta**

MLS # A2308453

\$650,000



Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Back L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Alarm

Welcome to 213 Citadel Gardens. This warm and charming 2 storey is ready for the next family to begin their next chapter. Cared for and immaculately maintained by the owner for 22 years. You will love spending time with family and friends in the front living room, and in the formal dining room. Spend cozy night’s watching a movie or reading a book in the family room by the fire place. The heart of the home is flooded with beautiful natural light from your triple pane SW facing windows at the back of the home looking out into your incredible backyard. Enjoy the warm summer days in your backyard retreat, while staying cool inside with your Central A/C. A yard like this does not come along too often and the countless possibilities to design and enjoy are unbeatable. Imagine the kids playing sports out in the yard, hosting garden parties and large family gatherings, nights by the fire pit, endless space for gardens and flower beds and plenty of room for your pets to run around. You can enjoy barbecues on the upper deck with a gas line and stairs leading you down to your lower patio and yard. Perfect spot to add a hot tub. 3 bedrooms upstairs including the spacious master with a 5 piece ensuite and walk in closet. The walkout basement with huge windows is almost 1000 sq ft waiting to be transformed into your own vision. The space is already roughed in for a bathroom and offers the perfect layout for a bedroom, storage and nice family room. Located on a quiet street and close to both Citadel Park School (K-6) and St. Brigid School (K-9). This one of a kind home is ready for its new owners. Call to book your own private showing today.