



172 Citadel Bluff Close NW
Calgary, Alberta

MLS # A2327122



\$590,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,126 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Shingle

Basement: Full

Exterior: Concrete, Shingle Siding

Foundation: Poured Concrete

Features: Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Garage Shelving

Welcome to this wonderful starter home. A large living room greets you upon arrival. This is the room you will spend all your time in. The back of the house features a well-designed kitchen with a large corner pantry and plenty of cabinet space. The adjacent dining area easily seats 6. The back entrance has a main floor laundry and a convenient half bath. The rear deck is the full width of the house and provides lots of space for entertaining. The back yard has a great grassy area for kids or dogs and an oversized double detached garage. Upstairs are the three good sized bedrooms and main bath which is also a cheater ensuite. The primary bedroom has enough room for a king-sized bed and features a walk-in closet. The basement is untouched and has 2 windows for lots of layout options. Citadel is a wonderful family community with parks and an elementary school and there are lots of convenient amenities in the nearby communities.