



GRASSROOTS
REALTY GROUP

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189 Citadel Crest Park NW
Calgary, Alberta

MLS # A2334369



\$729,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,930 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home		

Inclusions: Jewellery Safe (in Master Walk-in Closet), Gun Security Cabinet (Basement: 55" H, 21"W, 16"D), and Bonus Room Wall Unit

Aggressively priced below City's Assessment \$ 786,500! Bright, clean & well kept in Move-in conditions. Impressive curb appeal & quality home with an attractive Open ceiling with Bonus Room or Loft (which can be partitioned into a Bedroom), offering 3 spacious Bedrooms, huge kitchen with Island & eating bar. Main Floor Den can be an option as Senior's bedroom. Superb features include large windows, oak trim & railings, vaulted ceiling (in Master), 2 skylights, knockdown ceilings, & jet-tub; poured sidewalks & patio, developed walkout with large 13' x 10' duradeck (rebuilt: 2017) off kitchen. New & Multiple windows for Main & 2nd Floor; new patio door / rear wall siding, water tank, and oversized insulated Garage. Walkout Basement with full bath, and lots of room in Living Room (with bar waterline R/I) to partition another bedroom & flexible for a large family or, economical with roommates to subsidize mortgage & household expenses. Situated in a quiet Street with easy access everywhere, & close proximity to schools / playground & park / transportation / shopping & all amenities. ** Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. **