



GRASSROOTS
REALTY GROUP

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52 Citadel Forest Close NW
Calgary, Alberta

MLS # A2350462

\$549,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,524 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Privacy screen on deck. NOTE: garburator & fireplaces <as is>

Prime opportunity here in the popular Northwest Calgary community of Citadel in this fully finished two storey built by Excel Homes. Located on this quiet crescent in West Citadel, this spacious family home enjoys 4 bedrooms & 3.5 bathrooms, eat-in oak kitchen, 2 gas fireplaces, fenced backyard with large deck & is walking distance to bus stops, playground & park. Drenched in natural light, this great-sized home features a super floorplan featuring sunny living room with big windows, inviting family room with fireplace, open concept dining room with access to the backyard & oak kitchen with black/stainless steel appliances & loads of cabinet space. Upstairs there are 3 bedrooms & 2 full bathrooms; the primary bedroom has a fireplace, walk-in closet & full ensuite. The lower level is finished with a rec room, laundry room with Samsung washer & dryer, & a 4th bedroom with walk-in closet & private full bathroom. The backyard is fully fenced & landscaped, complete with storage shed, terrific deck with privacy screen & gate to the rear parking pad. Both of the schools in the community – St. Brigid & Citadel Park – are close-by, & the easy access to Country Hills Blvd means you means you are just minutes to major retail centers, Shane Homes YMCA, LRT, University of Calgary & downtown.