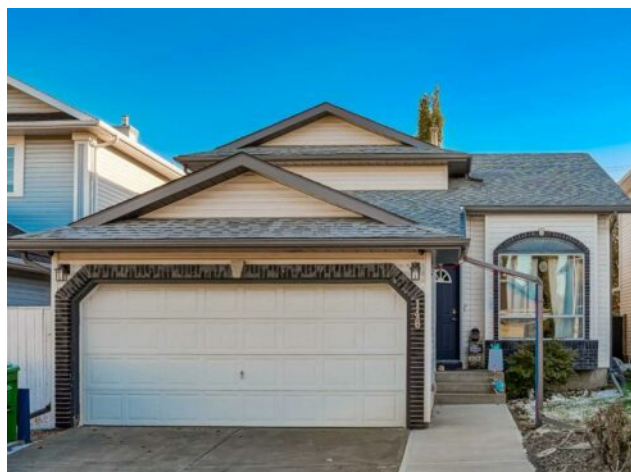


148 Citadel Close NW
Calgary, Alberta

MLS # A2272876



\$650,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,800 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated home, situated on a friendly close in the highly desirable community of Citadel! In 10 mins WALK to the community association, playgrounds, ravine trails AND the Citadel Park Elementary school! A tot-lot playground is across the street! In 5-10 minutes you're at Superstore, Crowfoot Crossing LRT, Beacon Hill (Costco), and Royal Oak (auto mall) shopping districts as well as Tom Baines Secondary School, the Crowfoot Public Library and Robert Thirsk High School; Not to mention the Rocky Ridge YMCA/skate park and NEW athletic park! 20 minutes or less to the Calgary International Airport, Market Mall, U of C, Glenbow Ranch Provincial Park, and the Trans Canada to Banff. INSIDE: This sophisticated home offers a functional design perfect for a family large or small, with great sight lines and 2300 square feet of living space! The home glows with warming, contemporary decor throughout. Main level immediately impresses with soaring vaulted ceilings and gleaming hardwood floors that extend from the entry. The renovated, dark-finished maple kitchen is a standout, complete with granite countertops, matching porcelain tile backsplash, an eat-in area, and top-of-the-line stainless steel appliances. There are two spacious secondary bedrooms that will sleep queen beds (one has a super-fun bonus), these rooms share an under-the-sea 4-piece bathroom. An updated, modern, 4-piece ensuite and walk in closet make for a true Primary Suite. Comfort and gathering are emphasized in the huge family room, which is hard-wired for surround sound, centered around a beautiful stone fireplace. The smart layout allows plenty of space to create a room within a room (currently a beverage center). A concealed main-level laundry room, dedicated office space (currently a gym) plus a large mudroom means plenty of room to bustle the

family in and out of your ATTACHED DOUBLE GARAGE! A main floor powder room is right beside the mudroom/office for privacy and convenience! Each bathroom has a low-flush toilet. The finished basement could be a family hangout, fourth bedroom, an expansive hobby area, let your imagination be your guide! A modern security system brings peace of mind. A fully fenced, south-facing backyard provides abundant sunlight and a perfect space for outdoor enjoyment. Imagine, sitting on your deck with friends and family beneath the privacy and serenity of mature trees, the BBQ going, plenty of room for kids to play… or simply a warm beverage as the sun peaks through the branches of your own oasis! The backyard also hosts a generous 8'x10' shed plus an established apple tree and lilac bushes for seasonal enjoyment. Seller has thoughtfully had the front and rear grass seeded and treated for a beautiful bloom in the spring! Speaking of the front, you noticed the oversized driveway? It was specifically expanded for an extra wide (heavy) truck, travel trailer, or simply ease of visitor access.