

252 Citadel Park NW
Calgary, Alberta

MLS # A2277232



\$699,900

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|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,350 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Land | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Alarm system, storage shed, safe & brown filing cabinet in basement, storage room shelving & mounted cabinet, garage shelving/pegboards, awnings on balcony & patio, balcony & patio furniture

Tucked away in Citadel Park Estates is where you'll find this lovingly maintained walkout bungalow—a mint condition one-owner home built by Lincolnberg Homes within walking distance to bus stops & linear park. First-time offered in 30 years, this fully finished 4 bedroom home enjoys relaxing central air & hardwood floors, 3 full bathrooms, updated eat-in kitchen with quartz countertops, low-maintenance landscaping & a host of improvements including hot water tank, windows & roof. Complemented by wonderful 10ft ceilings, you will just love the airy & inviting feel of the main floor with its open concept living/dining room & big windows, which flows into the bright kitchen with quartz counters & walk-in pantry, moveable island & upgraded appliances including Miele dishwasher & Samsung stove with convection oven. And check out the screened-in covered balcony—the perfect space to sit back & unwind after a long hard day. Hardwood floors in the 2 main floor bedrooms highlighted by the relaxing primary bedroom with large walk-in closet & ensuite with jetted tub & separate shower. The walkout level is beautifully finished with 2 more bedrooms & a 3rd full bathroom, fantastic rec room with remote-controlled Valor gas fireplace plus loads of extra space for storage complete with built-in shelves. Main floor laundry room with Miele washer & dryer. For your outdoor pleasure, head out into the low-maintenance backyard with its ornamental pond & fountain, winding gardens, flowering trees & shrubs—a green thumb's dream! Additional features & extras include Toto toilets, water distiller & softener, Ecoline windows with removable casements, retractable awnings on both the balcony & patio, new heat exchanger & humidifier in 2025, new hot water tank in 2022, new central air/heat pump in 2025 & upgraded fiberglass mat roof shingles with 35 year

warranty. Citadel Park Estates is an exclusive enclave of family home with classic brick facades, central greenbelt & park with footbridges, & walking trails to Citadel Park School & the 19acre Citadel Park with its playing fields & sports/tennis courts. A truly exceptional home here in this popular Northwest Calgary community, with quick access to Country Hills Blvd to take you to major retail centers (including Edgemont Superstore, Beacon Hill & Crowfoot Centre), LRT, hospitals, University of Calgary & downtown.