

80 Citadel Estates Terrace NW
Calgary, Alberta

MLS # A2241638



\$675,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Pool table & accessories, Shed

Welcome to this spacious family home located on a QUIET CORNER LOT in the desirable community of Citadel. Offering nearly 2,000 sq.ft. of comfortable living space, this 3-bedroom, 2.5-bath home has been FRESHLY PAINTED & is MOVE-IN READY. The bright and spacious main floor is perfect for entertaining, featuring a dedicated dining room, true HARDWOOD and TRAVERTINE TILE floors, and a crisp white kitchen with UPDATED LIGHTING, tile, and appliances (new within the last 5 years). A tucked-away 2-piece powder room and convenient main floor laundry add to the home's practical layout. Upstairs, a bright and airy BONUS ROOM with VAULTED CEILINGS, a cozy GAS FIREPLACE, and even a pool table (included!) offers the perfect space for social gatherings or movie nights. All three bedrooms are generously sized, including a King-sized primary retreat complete with a walk-in closet and 4-piece ENSUITE. Secondary bedrooms also spacious, one with hardwood, would make a great office space. The expansive corner lot offers a large backyard and a sprawling deck, perfect for relaxing or entertaining. Additional highlights include RV PARKING with SIDE GATE ACCESS into the backyard and SHED for extra storage, CENTRAL A/C and corner lot offering not just privacy but no sidewalk = no shovelling! Citadel offers easy access to shopping, a quick escape West to the mountains, a variety of schools nearby and a scenic central park with tree lined pathways, a creative playground, an outdoor hockey rink, tennis and basketball courts, soccer pitches, baseball diamonds and open spaces. Don't miss your chance to settle into this fantastic family home in a sought-after NW Calgary community before school starts!