

24 Citadel Court NW  
Calgary, Alberta

MLS # A2199943



**\$700,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NA

Welcome to 24 Citadel Court. Join me as present the top 20 features this home has to offer! 1. Located in a quiet cul-de sac with no traffic. 2. Backing onto green space. 3. Walk out-basement. 4. Walking distance to Citadel Park (K-5) school. 5. Modern curb appeal. 6. Massive storage room in basement. 7. Beautiful natural light with floor to ceiling windows in the back of the home. 8. Incredible open to above concept. 9. Timeless hardwood floors. 10. Easy access to Stoney, Nose Hill, Sarcee, Crowfoot and Beacon Hill. 11. 5 mins to Superstone 12. Beautiful large sunny yard with easy access to paths and trails. 13. No houses behind you. 14. Upper and lower decks. 15. 2 large basement bedrooms for kids or guests. 16. Master bedroom w/ en suite and walk in closet. 17. Bright open kitchen with granite countertops and corner pantry. 18. Mud room with benches & storage. 19. Double attached garage 20. Bungalow layout that works for so many lifestyles. Now it's your turn to come experience everything 24 Citadel Court has to offer for your family. Welcome Home!