

82 Citadel Vista Close NW
Calgary, Alberta**MLS # A2217052****\$739,000**

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Drive Through, Heat		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sauna, Wet Bar		

Inclusions: tv brackets

THE ULTIMATE One of a kind HEATED GARAGE, FULLY LOADED. Do you have a home based business, contractor, mechanic or just need the space to store all your sports equipment, and fit your camper van Its 24 feet long x 24 wide. This custom built garage with 10 ft overhead door off the alley and single 10 ft door into the court yard was specifically designed by the seller to store his many canoes, bikes etc plus all his tools. Complete with rubber easy to maintain floors, a hoist system , 2-220 plugs with one for electric vehicles and skylights for natural lighting, this really is a dream garage. The renovated house is none to shabby either. 3 + 1 bedroom 2 storey walk out with upgrades throughout. Enter through the new fiberglass door into the great room with feature stone faced gas fireplace, formal dining area and kitchen. A spacious 2 pc powder room is situated next to the basement stairs and is also recently renovated. There is timeless white shaker style cabinetry in the kitchen, brand new 36 in French door refrigerator, gas cooktop with hood fan from ceiling, electric wall oven and built in dishwasher plus ample eat in kitchen area including built in buffet style lower cabinets. New garden door leads to deck with gas line for BBQ and steps down to lower courtyard, sauna and oversized garage. There is also a dog run with door off to the side. The lower level offers a large family room with cork flooring, built in wet bar, kitchenette area , cabinets and counter space, laundry smartly tucked into the under stair room, additional bedroom with egress window and 3 pc bath. A separate entrance from this level takes you to the lower courtyard , electric sauna and garage. The upper level consists of 3 bedrooms, Primary with 3 pc ensuite complete with specialty toilet with heated seat and built in bidet. Second bedroom has built in wall, bed frame and storage unit. This could be removed if

not wanted. There are newer Triple Pane windows on all front facing windows and back door side light, heated floors in upper and main floor bathrooms. Plus AC to keep you comfortable . Furnace is 2008, hw tank 2017, exterior trim repainted, Really nothing left to do but move in. This is a Great location, close to shops, schools, and easy access to Stoney Trail.