

188 Citadel Hills Green NW
Calgary, Alberta**MLS # A2218027****\$725,000**

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Level, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Play Structure in Back Yard is included. Additional fridge and stove in basement is included.

This spectacular back to front vaulted walk-up bungalow is a rare find indeed. Beautifully renovated and in move-in condition this outstanding home boasts a bright open plan featuring soaring 12 foot vaulted ceiling, 3 skylights, a front formal living room with bay window, ceiling height finished fireplace, a spectacularly updated kitchen with new cabinetry, under-mount sink, elegant quartz counter tops, full pantry, breakfast bar, upgraded stainless steel appliances and a large semi-formal dining area overlooking an elegant, maintenance free elevated deck with glass and aluminium railings. Also features 2 bedrooms up including a spacious primary bedroom with updated 4 pc ensuite bath, walk-in closet, second bedroom serviced by a another fully updated 4 pc bath, main floor laundry, extensive use of ceramic (NOT LVP) flooring on the main, glass railings, rounded corners, newer paint and more. A fully finished walk-up basement to grade offers a separate entrance that accesses a large lower suite (illegal) that features a huge living room, spacious kitchen with separate dining area, a large bedroom and smaller den or home management centre plus a separate laundry. Want an extra bedroom in the lower unit? Another large bedroom at the bottom of the stairs forms part of the upper unit affording 3 bedrooms, but can easily can become part of the lower unit by changing the orientation of the basement door (or its location on the inside wall) and walla... 2 bedrooms and a den down! Walkout basement also features a newly updated lower bath, new LVP flooring, new carpet, large windows and more! This amazing home also boasts central air conditioning, new high efficiency furnace, 2 new hot water tanks, new light fixtures, new casement moldings and baseboards, RV Parking, newer roof and re-finished exterior and is situated in a prime citadel location

fronting a park. Close to parks, paths and all amenities this incredible home must be seen to be appreciated. Don't miss viewing today.