

## 220 Citadel Park NW Calgary, Alberta

**MLS # A2260688**



# \$789,900

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 1,515 sq.ft.                                                              | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Overs |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Treed                                              |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Linoleum, Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, No Smoking Home        |                   |      |

**Inclusions:** Lower Area, Refrigerator, Electric Stove, Dishwasher, Microwave Hoodfan,

Welcome to this exceptional walkout bungalow located in the highly sought-after community of Citadel Park. Boasting over 1,500 square feet on the main level, this beautifully maintained home offers great curb appeal with a classic brick front and a fully finished interior that's perfect for families or multi-generational living. The bright and open main floor features new hardwood flooring, a spacious kitchen , a large island, breakfast bar, walk-in pantry, dining area, living room, while a versatile flex room offers space for a home office or den. The primary bedroom is complete with a walk-in closet and a 4-piece ensuite, and a second bedroom and full main bath complete the level. The fully developed walkout basement, with its own private entrance, provides the feel of a self-contained suite—ideal for extended family or an illegal suite—with a second kitchen, large recreation room with a gas fireplace, two additional bedrooms, storage, and utility space. Additional highlights include Gemstone LED lights along the front of the house , in-floor heating, central air conditioning, all windows replaced, a large deck, and a heated, insulated, and drywalled double attached garage. Situated close to schools, shopping, transit, and all amenities, this home is move-in ready and offers an outstanding opportunity in a prime location. Please look in supplements for upgrades in the past 4 years. Book your private viewing today.