

473 Citadel Hills Circle NW  
Calgary, Alberta

MLS # A2208201



**\$609,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Murphy Bed

Are you looking for a Bungalow style home in a well established NW Community?! Wait no more! Welcome home to this bright & spacious 1316 square feet Bungalow that offers a functional floor plan. As you step into the house, the roomy foyer, the vaulted ceilings, the large living/dining room combination impresses you. The airy and functional floor plan with a good size kitchen that offers island, pantry & newer appliances as well as the cozy family room with gas burning fireplace makes it easy to host family and friends. The fully developed basement offers a huge recreation room, a large bedroom & a full bathroom. Newer hot water tank, newer hardwood flooring, newer treated wood deck with natural gas hookup for BBQ, beautifully landscaped backyard, newer maintenance free fence & completely private yard,..... makes this an excellent home for a perfect family home. Walking distance to Citadel Park Elementary school, and minutes to all other amenities.