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**Calgary/Citadel**

**896 CITADEL DR NW**

**\$429,800**

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 3
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 6
- Floor Area:** 153 SqM / 1,646 SF
- Year Built:** 1995
- Taxes:** \$2,358 / 2012
- Possession:** 60 Days Negotiable



This is a fantastic home in a wonderful family area. Just down the road from the school, this home has been meticulously maintained. Gorgeous hardwood floors throughout the main floor, updated white kitchen cabinets with black appliances, a walkthrough pantry from the garage, a large eating nook with a garden door to a two tiered deck out to a maintenance free back yard. The planning of the outdoor entertainment area is awesome. There is the upper deck to sit and relax and the lower deck is designed for the outdoor dinners and then relax in the hot tub which has also been well cared for and has a new mother board, pump, jets and seals. Upstairs are 3 very generous sized bedrooms and the master has a fantastic 4 piece en suite. The basement is fully developed and is a great space for t.v. and entertaining. The unique turret houses the staircase and has many large windows maximizing so much natural light. The shingles have just been replaced, a new garage door, new HWT and this one is a 10/10.

**Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings-All

**Features:** Deck, No Smoking Home

**Parking:** Enclosed: 2 Total: 2 Double Garage Attached

