



## 82 Citadel Vista Close Calgary Alberta

\$669,900

THE ULTIMATE a gorgeous renovated home with 3 bedrooms up and one down. Loads of little added details to make this a One of a kind property. for starters the HEATED GARAGE is 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 flooring , a hoist system , 2-220 plugs with one for electric vehicles and skylights for natural lighting, this really is a dream garage. Easy access to house from garage with entrance to lower level off court yard. AS you enter through the new fiberglass front door you will be in 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 w...

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

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Bedroom 7.83 Ft x 12.92 Ft

Recreational, Games room 11.42 Ft x 15.75 Ft

Other 5.75 Ft x 6.83 Ft

Living room 12.42 Ft x 7.00 Ft

Dining room 8.83 Ft x 9.58 Ft

Eat in kitchen 7.83 Ft x 12.50 Ft

Other 7.08 Ft x 10.00 Ft

Primary Bedroom 12.92 Ft x 12.50 Ft

Bedroom 11.50 Ft x 8.92 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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2pc Bathroom .00 Ft x .00 Ft

Bedroom 9.67 Ft x 9.08 Ft