

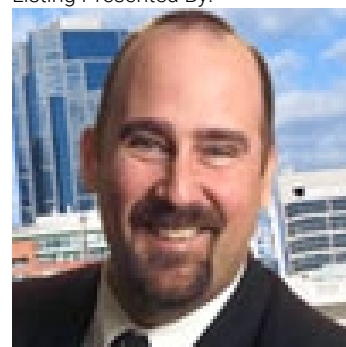


131 Citadel Pass Court Calgary Alberta

\$749,900

Nestled in a tranquil cul-de-sac, this charming 2-storey home sits on an expansive pie-shaped lot spanning 649 square meters. Recently updated with over \$140,000 in renovations, this property boasts extensive improvements throughout: Seller motivated New windows, roof, siding, and triple-pane windows Fresh paint and new vinyl plank flooring Updated Real Property Report New doors, garage door, and pot lighting Professionally landscaped grounds Inside, the home features 4 bedrooms: 3 on the upper level, 1 on the lower level, plus a main floor office easily convertible into a bedroom with a nearby full bathroom. Perfect for families, the main floor offers a spacious family room and living area, accented by an upgraded wood-burning fireplace and soaring open ceilings. Recent upgrades include new vinyl plank flooring, kitchen cabinets, and all-new appliances (fridge, stove, dishwasher, microwave hood fan). Quartz countertops, barn doors, and 15 new pot lights complete the modern kitchen. Upstairs, discover 3 generous bedrooms and 2 updated bathrooms, including a newly renovated master bathroom with a sleek new shower. The lower level adds an additional bedroom and oversized recreation space. Outside, the huge backyard is an entertainer's dream with an outdoor tiki bar, new fencing, stamped concrete patio, a new deck, and two storage sheds. This meticulously updated home is competitively priced and ready for its new owners. Don't miss out--schedule your showing today to experience all that this property has to offer. \$ 50 K reduced on 30/6/2024; (id:6769)

Listing Presented By:



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Bedroom 12.83 Ft x 14.58 Ft

Recreational, Games room 29.92 Ft x 19.08 Ft

Furnace 18.25 Ft x 15.58 Ft

2pc Bathroom 5.75 Ft x 4.92 Ft

Office 9.33 Ft x 9.25 Ft

Dining room 14.25 Ft x 7.08 Ft

Family room 16.58 Ft x 14.08 Ft

Kitchen 16.08 Ft x 14.42 Ft

Living room 12.25 Ft x 13.42 Ft

3pc Bathroom 5.08 Ft x 8.00 Ft

4pc Bathroom 5.08 Ft x 8.00 Ft

Bedroom 9.00 Ft x 14.17 Ft

Bedroom 9.08 Ft x 12.42 Ft

Primary Bedroom 13.00 Ft x 14.17 Ft