



# 136 Citadel Close Calgary Alberta

\$624,900

Don't miss the opportunity to make this home yours, or invest in a safe community that values pride of ownership! With 3 large bedrooms and 2.5-bathrooms this home offers 2401.84 sq ft of developed space, perfect for living and entertaining. The rooms on the upper level are ideal for families entering later years of growth with need for space, oversized office spaces, or guest rooms. This home has been well loved and maintained for numerous years. Extremely well situated in terms amenities, and schools. Maintenance is exemplified in adjoining properties, making for neighbors who value and care for their homes. The open concept kitchen assists in the flow of life, and cozy interactions. The large south facing back yard is perfect for outdoor activities, gardening, and family gatherings, complemented by mature trees that provide shade and privacy. The 2-car garage provides ample parking and additional storage. Basement is fully finished and invites multiple uses. Nearest Elementary school is Citadel Park school 3 minutes away, Tom Baines for Junior High, and Robert Thirsk 7 minutes away. Amenities galore await you! Situated near Costco, Superstore, Safeway, Shoppers, and excellent restaurants and cafes. Easy access to Stoney Trail. Ask your favorite realtor for more details or contact me directly. I personally go out of my way to utilize the amenities in this area. (id:6769)

- 4pc Bathroom 4.92 Ft x 10.92 Ft
- 4pc Bathroom 8.00 Ft x 11.00 Ft
- Primary Bedroom 13.75 Ft x 13.00 Ft
- Bedroom 12.42 Ft x 12.92 Ft
- Bedroom 9.92 Ft x 10.58 Ft
- Recreational, Games room 28.00 Ft x 28.00 Ft
- Furnace 10.92 Ft x 14.58 Ft

- 2pc Bathroom 5.00 Ft x 5.50 Ft
- Breakfast 8.92 Ft x 5.00 Ft
- Foyer 7.58 Ft x 6.00 Ft
- Kitchen 15.00 Ft x 14.42 Ft
- Laundry room 6.00 Ft x 9.00 Ft
- Living room 13.58 Ft x 21.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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