



## 402 Citadel Heights Calgary Alberta

\$559,000

Inspired by the brushstrokes of Paul Gauguin - this RENOVATED TOP-TO-BOTTOM, COLORFUL 2ST townhome is a MASTERPIECE! Facing a private tot playground, located in a cul-de sac and backing SW into a professionally landscaped green space! Almost 2000 ft<sup>2</sup> of developed space, 3 Bedrooms up, 2.5 baths, single attached EXTRA LONG (22') drywalled garage, fully developed basement with media room and extra large laundry room (SXS W+D) . Buyers will LOVE the LEGACY KITCHEN with KEY-LIME quartz countertops, breakfast bar, stainless appliance package, moroccan style mosaic tile backsplash -- all BRILLIANTLY contrasted against TAHITIAN SUNSET ORANGE accent walls.-- Large family room with remodelled modern gas fireplace (rebuilt and tiled wall) and several SW facing windows. SW facing deck in park-like setting. Hardwood flooring, redone spindles, carpet in pristine condition, luxury vinyl, redone modern fireplace, all newer lighting and switches, CAT6 wiring throughout. 3 large bedrooms up, custom ensuite rain shower with tile and glass. All bathrooms have been updated. Other notable selling features: both mounted TV's can stay, doorbell camera and garage camera can stay. Flooring has been soundproofed. Extra Insulation has been blown into attic. All windows are triple-paned. ALL POLY-B HAS BEEN REMOVED FROM THIS UNIT. COME OUT AND SEE THIS VALUABLE MASTERPIECE before it sells- Don't forget to visit our 3D tour! (id:6769)

3pc Bathroom 7.92 Ft x 5.92 Ft

4pc Bathroom 7.92 Ft x 5.92 Ft

Other 6.42 Ft x 5.92 Ft

Bedroom 11.75 Ft x 9.33 Ft

Bedroom 10.25 Ft x 9.42 Ft

Primary Bedroom 13.17 Ft x 12.83 Ft

Laundry room 14.08 Ft x 7.75 Ft

Family room 18.25 Ft x 12.33 Ft

Other 7.75 Ft x 6.58 Ft

Furnace 17.83 Ft x 11.25 Ft

Other 7.92 Ft x 5.50 Ft

Dining room 12.58 Ft x 9.25 Ft

2pc Bathroom 6.67 Ft x 5.83 Ft

Kitchen 12.83 Ft x 12.67 Ft

Living room 19.08 Ft x 12.92 Ft

Listing Presented By:



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