



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2 Citadel Estates Heights NW Calgary, Alberta

MLS # A2226632



\$749,500

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Private, Re		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator-Mainfloor, Mini Fridge-Basement, Washer, Window Coverings, Central Air Conditioner, Patio Set-as is

This FULLY RENOVATED and thoughtfully UPGRADED 2-storey home in Citadel has been transformed with contemporary finishes and major improvements, including a NEW FURNACE, HOT WATER TANK, ROOF, and SIDING—all completed in 2020—as well as CENTRAL AIR CONDITIONING installed in 2023. The entire home has been PROFESSIONALLY CLEANED from top to bottom and boasts FRESH PAINT throughout and WASHED CARPETS. The large windows bring in an abundance of natural light. The main floor features an open-concept layout that includes a mudroom with laundry, a 2-Piece bath, and a beautifully upgraded kitchen with white cabinetry, GRANITE countertops, a stunning ISLAND with PENDANT LIGHTS, and STAINLESS-STEEL appliances. The adjacent dining area and family room open directly onto a furnished concrete PATIO. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary room with a gorgeous 5-Piece ENSUITE BATH, along with another full bathroom. A large, sunlit BONUS ROOM with a door offers excellent flexibility and can be used as a 4th bedroom. The FULLY FINISHED BASEMENT adds even more living space, featuring a large Family/Recreation Room with a DRY BAR, a bedroom, a full bathroom, and ample storage space. This home also includes a double attached garage, a fully fenced yard with outdoor storage, and a desirable CORNER LOT location directly across from a large playground. This home is also ideally situated for convenience and lifestyle. A bus stop is located right next to the house, and Crowfoot LRT Station is just an 8-minute drive away. It's within walking distance to Citadel Park, St. Brigid School, and Citadel Park School, with several other schools just a short drive away. You'll also enjoy quick access to grocery stores, restaurants, parks,

playgrounds, scenic walking paths, and major roadways like Stoney Trail. Truly move-in ready, this home presents an exceptional opportunity for comfortable, modern living in one of the city’s most desirable family-friendly communities.