



**GRASSROOTS**  
REALTY GROUP

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**8 Citadel Drive NW  
Calgary, Alberta**

**MLS # A2229905**



**\$779,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, Garden, Lawn, Many Trees, Private, Rectangular Lot, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

New Price! OPEN HOUSE SATURDAY JULY 5TH 1-4PM. Welcome to your dream home located in the highly sought-after community of Citadel! This beautifully renovated home, completed by professional trades in 2018, is move-in ready and offers over 2,300 square feet of exquisite living space. As you step inside, you'll be greeted by the grandeur of vaulted ceilings and floor-to-ceiling windows, which flood the home with natural light and provide a unique edge to the living space. The home boasts 4 spacious bedrooms and 3 fully updated bathrooms. The primary bedroom is a luxurious retreat featuring an ensuite with a walk-in shower and a soaker tub, perfect for unwinding after a long day. The additional bedrooms are generously sized, providing ample space for family or guests. The lower level is designed for comfort and functionality, offering plenty of storage, a utility room, and a large living area complete with a new gas fireplace—ideal for cozy winter nights. The kitchen is a chef's delight, featuring quartz countertops, a huge island, stainless steel appliances, and a spacious dining area. Modern and high-quality laminate flooring and tile flow throughout the home, complemented by newer windows. All poly b was removed and replaced with pex in 2018 which adds to the value of this home. Step outside to enjoy the home's exceptional curb appeal, with beautiful shrubs and trees enhancing its charm. Spend your summers on the raised balcony or in the private backyard, surrounded by mature, lush trees. For gardening enthusiasts, a greenhouse is included as a delightful bonus! Situated in a desirable area, Citadel offers proximity to the Crowfoot Shopping Centre, walking paths, and excellent schools. This home is perfect for families looking to settle in one of Northwest Calgary's most coveted neighborhoods. Don't miss the opportunity to make this

exceptional property your new family home!