



GRASSROOTS
REALTY GROUP

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170 Citadel Acres Close NW
Calgary, Alberta

MLS # A2232164



\$615,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,397 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Refrigerator, electric stove, dishwasher, OTR microwave/hoodfan combo, washer, dryer, all window coverings, garage door opener and control, all attached shelving and attached benches in garage, projector and audio components in basement, 4 cameras and monitor in basement, hot tub (as is)

From the moment you arrive, you'll feel the charm and comfort that this lovingly updated home offers. Step inside, and you'll immediately notice how bright and cheerful the space is. Thanks to an abundance of large windows, natural light streams through every room, creating an uplifting atmosphere you'll appreciate all year round. The fresh coat of paint and new luxury vinyl plank flooring give the home a modern, polished feel — all you have to do is move in and make it yours. The main floor is designed with family living in mind. The kitchen is both stylish and functional, featuring butcher block countertops, a chic mosaic tile backsplash, and a stone-surround peninsula where you can sip your morning coffee or help with homework while dinner simmers on the stove. It's easy to imagine hosting friends here — everything flows naturally out to the fully fenced backyard, making entertaining a breeze. And speaking of the backyard… the multi-tiered deck is perfect for everything from lazy summer afternoons to weekend BBQs. Fire up the built-in grill, soak in the built-in hot tub, or flex your green thumb with the garden planter boxes. Plus, the paved back lane gives convenient access to the oversized double detached garage, offering plenty of room for vehicles, bikes, and all the gear that comes with an active family lifestyle. Upstairs, you'll find three comfortable bedrooms, including a relaxing primary retreat with walk-in closet and its own ensuite! And with a total of 3.5 bathrooms throughout the home, getting everyone out the door in the morning will be a little less hectic. The fully developed basement is where family movie nights or big game days truly shine. The media room is ready to impress with a built-in projector, projector screen wall, and audio system. Plus, you'll have peace of mind thanks to the

included monitor displaying the feed from the four exterior security cameras. You'll appreciate the newer furnace and hot water on demand system — two big-ticket items already taken care of. This neighborhood has everything you need close by, with elementary and middle schools just a short distance away and a public library only about a 5-minute drive. You'll love spending time at Citadel Park and Playground, just a quick 2-minute walk from home, featuring plenty of green spaces, trails, and play areas. For fitness and recreation, the Crowfoot YMCA and Shane Homes YMCA at Rocky Ridge are only a 5-minute drive away. Getting around is convenient with bus stops just a 3-4 minute walk and the Crowfoot C-Train Station about 5-6 km away, offering easy access to downtown Calgary. Shopping is a breeze, with Crowfoot Crossing, Beacon Hill Shopping Centre, Costco, Walmart, and Real Canadian Superstore all within a short 2 to 4 km drive, where you'll find everything from groceries and restaurants to medical and various services. Come take a look — you might just find yourself planning your first backyard gathering before you even drive away!