



GRASSROOTS
REALTY GROUP

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58 Citadel Gardens NW
Calgary, Alberta

MLS # A2238608



\$668,888

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,745 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: NA

****OPEN HOUSE | SAT AUG 2 | 2-4PM**** Welcome to this beautifully maintained 3+2 bedroom, 3.5 bath detached home located on a quiet crescent in the highly sought-after community of Citadel. This 2-storey home offers over 1,745 sq ft above grade and an additional 870 sq ft in the fully finished basement ... providing ample space for your growing or multigenerational family. Step inside to discover a bright, functional layout filled with natural light ... thanks to large windows and ideal orientation. The main floor features a spacious living room with a bay window ... perfect as a cozy reading nook or home office ... a sunny family room with a gas fireplace ... a California-style kitchen with island and pantry ... and a dining area that can open to a great room for seamless entertaining. A powder room and main floor laundry with sink add everyday convenience. Upstairs, you'll find a generous primary suite with a walk-in closet and 4-piece ensuite ... two additional bedrooms ... and a 4-piece main bath. The finished basement includes two more bedrooms ... a full bathroom ... a huge recreation or games room ... and a large bonus room with a walk-in closet — ideal for guests, teens, or private office space. Additional highlights include hardwood flooring ... central vacuum system ... double attached garage ... fenced backyard with low-maintenance landscaping ... and energy-saving soffit string lights. Located close to parks ... schools ... and walking paths ... and only minutes from major shopping including Costco ... Walmart ... Safeway ... Co-op ... RONA ... and Home Depot. Pre-listing home inspection already completed and available ... move in with peace of mind. A fantastic opportunity in a welcoming and diverse community. Possession available in 15 days or negotiable ... come see this exceptional value for yourself!

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