



GRASSROOTS
REALTY GROUP

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11 Citadel Acres Close NW
Calgary, Alberta

MLS # A2239960



\$599,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows		

Inclusions: Garage heater "as is" (works with no known issues but unsure if install was permitted or not)

Welcome to this beautifully maintained residence in Citadel, perfectly positioned for family living with a playground just steps away. Enjoy the convenience of nearby public and Catholic elementary schools, scenic pathways, tennis courts, a hockey rink, and easy access to major roadways, while everyday amenities are only a short drive from your doorstep. Step inside to discover gleaming hardwood floors that flow throughout the main and upper levels, creating a warm and cohesive ambiance. The inviting living room centers around a stylish tile-faced fireplace, ideal for cozy gatherings, while the functional kitchen impresses with its dark cabinetry and stainless steel appliances. Adjacent, the dining space seamlessly connects to a private rear deck, perfect for outdoor entertaining on this spacious, sunny southwest-facing deck, complete with natural gas BBQ hookup. Upstairs, three well-proportioned bedrooms await, including a spacious primary suite boasting ample double closets and private entry to the full bathroom. The versatile walk-up basement offers untapped potential, ready for your personalized touch to expand the living space. Outside, the standout feature is the oversized 24x24 ft double detached garage—fully insulated and heated, complete with a sub-panel and 240V outlet, making it the ultimate workshop or storage haven for hobbyists and DIY enthusiasts alike. Don't miss this exceptional opportunity in a vibrant neighborhood—schedule your private tour today and make it yours!