



GRASSROOTS
REALTY GROUP

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

8 Citadel Drive NW
Calgary, Alberta

MLS # A2244678



\$715,000

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

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

Immaculately kept original family home! Beautifully updated bi-level located in the highly sought-after community of Citadel! All upgrades have been completed by professional trades in 2018. Offering over 2300 square feet of total living space with 4 bedrooms and 3 full bathrooms make this home move-in ready. 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 wide open kitchen features an oversized island, quartz counter tops, new cabinetry, newer appliances and is the perfect space to cook and entertain. The spacious primary bedroom features a walk-in closet, and 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. Modern and high-quality laminate flooring and tile flow throughout the home, complemented by newer windows. 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! Citadel Drive is always well maintained and plowed for the winter. 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. So much value here. Don't miss the opportunity to make this exceptional property

your new family home!