



GRASSROOTS
REALTY GROUP

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

**105 Citadel Hills Circle NW
Calgary, Alberta**

MLS # A2249246



\$739,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,214 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, Wet Bar		

Inclusions: GREENHOUSE, HOT TUB, DECK UMBRELLA, BBQ

Welcome to this beautifully updated 3-bedroom, 2.5-bath bungalow in the desirable community of Citadel, offering comfort, style, and everyday luxury. The main floor was remodeled with a modern open-concept kitchen, dining, and living room, creating a bright, inviting space for everyday living and entertaining, while the addition of a sunroom in 2023 provides year-round enjoyment and walks out to the upper deck with iron and glass railings. The lower level is anchored by an exceptionally large primary suite that spans nearly half the basement, featuring elegant French doors, a spacious walk-in closet, and a spa-inspired ensuite, creating a true private retreat. Two additional bedrooms upstairs are perfect for children, guests, or a home office. Over the years, this home has been extensively upgraded with a full main floor and basement remodel (2009/2010), stucco and window/door cladding (2018), shingles with a 45-year warranty (2010), a 200 AMP electrical panel (2023), and hot water on demand (2023), offering both style and peace of mind. Perfectly located near parks, schools, shopping, and transit, this move-in-ready bungalow is a rare opportunity to enjoy a standout lifestyle in Calgary's sought-after northwest.