



GRASSROOTS
REALTY GROUP

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12 Citadel Hills Green NW
Calgary, Alberta

MLS # A2251967



\$675,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to 12 Citadel Hills Green- an inviting 5-bedroom home offering over 2,500 SQFT of finished living space. Nestled in the family-friendly community of Citadel, the impressive home boasts tons of renovations throughout with new flooring (2022), new carpet (2022), fresh paint (2025), new windows and window coverings (2023), new furnace (2021), new hot water tank (2022), new roof (2018), newly developed basement with separate entrance (2025), new deck railings (2023), new premium sods (2025), and poly-B removal (2022)! The bright and open layout with many large windows offers an abundance of natural sunlight in the vaulted ceiling Living room and the Formal Dining room. The beautiful open Kitchen is equipped with stainless steel appliances, granite counter tops and a Breakfast Nook, which connects seamlessly to the Family room with a cozy gas fireplace. A 2-pc half Bathroom and a Mud room complete this level. On the upper floor, there is a large Primary Bedroom with a 4-pc ensuite with jetted tub and a walk-in closet, two other good-sized Bedrooms and a 4-pc Bathroom with granite countertop. The newly developed basement boasts with two additional Bedrooms, a cozy Rec room, a 4pc bath and a separate entrance with walk-up stairs, offering great potentials for rental income or family convenience. Step outside from the Kitchen sliding door to find a spacious deck with new aluminum railings, and a low maintenance backyard with premium sods and trees, perfect for summer BBQs or family outdoor fun. This home is surrounded by mature trees and facing a park and playing field. Convenient location- minutes to main traffic, schools, bus stops, shopping, and all services. This well-priced home is a must to see.