

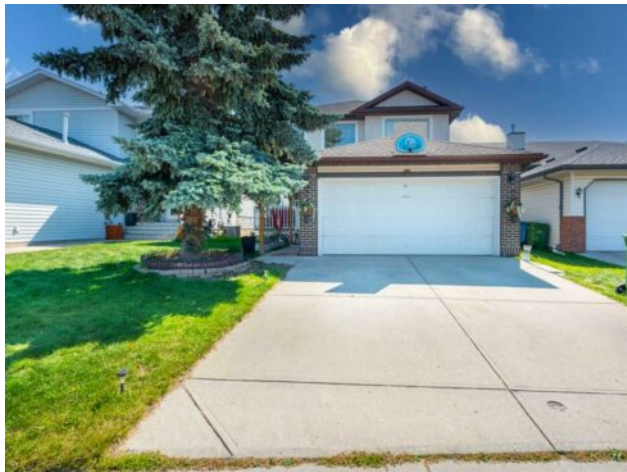


**GRASSROOTS**  
REALTY GROUP

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**58 Citadel Crest Circle NW**  
**Calgary, Alberta**

**MLS # A2254038**



**\$789,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island		

**Inclusions:** na

Welcome to this charming 4 BEDROOMS, DEN (used as 5th bedroom), 4 BATHROOMS home offering OVER 3,300 sq. ft. of developed living space, complete with 2 SUNROOMS and unique architectural touches and Master Bedroom own Terrace. Perfectly situated in family-friendly Citadel, it backs onto a green space and walking path. Step into the grand foyer and discover an open floor plan designed for both everyday living and entertaining. The main level features a sitting room and formal dining room for large gatherings, plus a private den ideal for a home office or study. The kitchen boasts white cabinetry, a central island, corner pantry, and a bright breakfast nook. Just off the kitchen is the inviting family room with a cozy fireplace, seamlessly connected to the sunroom/solarium at the back of the home. A half bath, laundry/mudroom, and double attached garage complete the main floor. Upstairs, you'll find three spacious bedrooms. The primary suite includes a walk-in closet, sitting room/solarium, and a spa-inspired ensuite with a jetted tub and separate shower. The fully developed basement offers a 4th bedroom, full bathroom, and a versatile recreation room with a wet bar—perfect for movie nights, games, or a home gym. Outside, enjoy a two-tiered deck with plenty of space for BBQs, entertaining, or relaxing in the sun, while kids and pets have room to play. The pathway behind the home leads directly to a playground, Citadel Park School, sports courts, and the community center. Don't miss this incredible opportunity to own a home that truly has it all. Book your showing today!