



GRASSROOTS
REALTY GROUP

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42 Citadel Crest Green NW
Calgary, Alberta

MLS # A2254249



\$759,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,314 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to this beautifully upgraded Beattie "Windsor" two-storey home, offering over 2,314 sq. ft. of thoughtfully designed living space in a quiet cul-de-sac. Situated on a well-landscaped pie-shaped lot, this spacious property features 4 bedrooms, 3 full bathrooms, a main floor den, and an upper-level bonus room—perfect for growing families or those who love to entertain. The large kitchen boasts a generous island, walk-in pantry, and a bright dining nook that opens onto a newly updated deck, ideal for enjoying the outdoors. Upstairs, the primary suite includes a cozy retreat area and a luxurious ensuite with a jetted tub and separate shower. This home also includes a high-efficiency HRV (Heat Recovery Ventilation) system, eliminating the need for bathroom fans and ensuring optimal air quality throughout. Recent upgrades include a new roof, windows, siding, hardwood floors, vinyl plank and carpet, fresh paint, new hot water tank (installed June 2024), updated bathroom faucets, new range hood, and enhanced attic insulation. The straight staircase adds a modern touch, and the undeveloped basement provides excellent potential for future customization. With all the major updates completed, this move-in-ready home is a fantastic opportunity in a desirable location.