



GRASSROOTS
REALTY GROUP

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

341 Citadel Hills Circle NW
Calgary, Alberta

MLS # A2254274



\$650,000

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,180 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Shed

OPEN HOUSE SAT. - Sept. 27, 1-3pm. Come and check out this Beautifully Upgraded house (over \$70 K in Renos in the last 3 years)!! Quality Renovations that will save you \$\$ on your energy bills and House Insurance as well as add to your comfort. With a total of 4 bedrooms and 3 full baths there's lots of room for your family. The main living area is open and vaulted giving it a very spacious feeling. You'll love the kitchen with granite countertops and all new stainless steel appliances - DOUBLE oven stove(2022), refrigerator (2024)with water on the door and the Bosch dishwasher(2023) can do 1/2 loads when needed. The Washer (2022) & Dryer(2024) were also replaced. New custom window coverings(2023) add to your privacy and quality of life with black outs in the bedrooms so you can get a quality sleep! All new (2023) LoE triple pane windows and R50 attic insulation & basements joists spray will help make a difference on your heating bills. No need to be overly concerned with hail as the roof was redone(2024) with hail resistant Malarkey Vista class 4 shingles and Gutter Guards installed - no need to clean those gutters any more! Plus the hot water tank was replaced(2025) with a 50 gallon tank. The new Stone gas fireplace (\$7800) in lower level will keep things cozy in the cooler months. Italian porcelain style tiles in the kitchen dining area and hardwood floors in the living room are beautiful and easily maintained. For your outdoor enjoyment there is a Beautiful backyard with lots of perennials and a rain barrel to help with the watering. The large deck with 2 gas lines(one for the BBQ & one for the fire pit) is perfect for entertaining. Your double attached, insulated garage, with a new door, will keep your vehicles safe from nasty weather.

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