



GRASSROOTS
REALTY GROUP

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186 Citadel Acres Close NW
Calgary, Alberta

MLS # A2256640



\$579,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Outside, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: Shed

Hello, Gorgeous! Welcome to 186 Citadel Acres Close NW in Calgary. This beautifully maintained and fully developed home offers over 1725 square feet of living space with four bedrooms and two and a half bathrooms. Ideally located just half a block from a playground and open field, this property is perfect for families looking for both convenience and lifestyle. The main floor features gorgeous updated flooring, a bright open layout, and a stylish kitchen with a large chef's island finished with a durable epoxy top. The kitchen also includes a large corner pantry and opens to the dining and living areas, creating a perfect space for both everyday living and entertaining. Fresh interior paint throughout adds to the move-in ready appeal of this home. Upstairs you will find spacious bedrooms including a comfortable primary suite, while the fully developed basement provides additional living space that can be used as a recreation area, office, or playroom. Outside, enjoy a large southwest facing backyard with a deck and a custom built barbecue area, ideal for relaxing or hosting summer gatherings. With its family friendly location close to schools, shopping, amenities, and quick access to Stoney Trail, 186 Citadel Acres Close offers the perfect blend of comfort, style, and convenience in one of Calgary's most desirable northwest communities.