



**GRASSROOTS**  
REALTY GROUP

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**442 Citadel Drive NW**  
**Calgary, Alberta**

**MLS # A2261917**



**\$699,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** None

Welcome to 442 Citadel Drive NW - a beautifully maintained family home perfectly situated beside a sprawling park with a bright, south-facing backyard. Combining warmth, function, and timeless style, this inviting two-storey home reflects years of thoughtful upkeep and tasteful improvements that make it feel both modern and comfortable. From the moment you arrive, it's clear this home has been loved and cared for. The exterior is neat and welcoming, with charming curb appeal and a sense of quiet pride. Inside, natural light fills every corner of the open main floor, creating a cheerful and airy living environment ideal for everyday life. The front entry flows effortlessly into the living, dining, and kitchen areas, where large windows frame peaceful views of the backyard and park beyond. The kitchen is stylish and practical, featuring soft-close cabinetry, quartz countertops, a modern undermount sink, and elegant lighting. French doors open directly onto the back patio - perfect for morning coffee or summer barbecues while children or pets play safely nearby. The layout also includes a convenient built-in desk nook, providing a versatile space for remote work or homework. Upstairs, the home continues to impress with a bright and spacious bonus room anchored by a cozy gas fireplace - a welcoming place to unwind with family after a long day. The primary suite offers comfort and privacy, complete with an ensuite bathroom and walk-in closet. Two additional bedrooms and a full bath complete the upper level, providing plenty of space for family or guests. Over the years, the home has been carefully updated and continuously maintained, blending contemporary touches with long-term reliability. The attention to detail is evident in the upgraded flooring, baseboards, lighting, and refreshed kitchen and bathrooms - all chosen to maintain a cohesive, modern look.

The location couldn't be better: right next to a park, within walking distance to both public and Catholic schools, and with a bus stop just steps away. Whether you're a young family searching for a move-in-ready home or simply looking for a well-kept, welcoming property in a peaceful neighbourhood, this Citadel gem offers the perfect balance of comfort, charm, and everyday practicality - all wrapped in a beautifully maintained modern feel.