



**GRASSROOTS**  
REALTY GROUP

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**11 Citadel Vista Close NW**  
**Calgary, Alberta**

**MLS # A2263602**



**\$789,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Basement appliances		

Welcome to this beautifully upgraded and spacious bi-level home, perfectly situated on a sunny corner lot in a family-friendly neighbourhood of Citadel With over 2,500 sq.ft. of total developed space, this home offers an exceptional layout, including a legal walk-out basement suite &mdash; ideal for extended family or income potential. Step inside to soaring vaulted ceilings with custom Fir box beams, creating warmth and architectural charm. The main floor features a bright and open living room, a formal dining room, and a cozy family room with a corner gas fireplace&mdash;a perfect spot for relaxing or entertaining. Plenty of natural lights flowing through big windows. The upgraded kitchen is both functional and stylish, with quartz countertops, a large island with seating for four, soft-close cabinets and drawers, stainless steel appliances. Step outside to your beautifully landscaped backyard, complete with a pressure-treated deck with privacy screens, mature bushes, perennials, and fruit trees including apples. The main level includes three bedrooms, while the primary suite is tucked away on its own upper level, offering extra privacy. The spacious retreat features a walk-in closet and a 4-piece en-suite bathroom. The fully finished, legal walk-out basement SUITE adds tremendous flexibility, complete with two additional bedrooms, a full 3-piece bath, a den/storage room, and a large rec room. A dedicated laundry area with upper cabinetry is located in the mechanical room. Additional upgrades and features include : Central Air Conditioning, Newer High-Efficiency Furnace (2018), No-String Cordless Blinds, Insulated Garage with Updated Thermal Door & Opener, Corner Lot with Extra Natural Light & Space. Ideally located within walking distance to schools, parks, and transit, with quick access to Stoney Trail, Crowchild Trail, and nearby shopping centers. Recently

LEGALIZED basement SUITE adds charm and functionality of this well-loved home&mdash;making it a perfect choice for your next chapter. Check out the virtual link for more information.