



GRASSROOTS
REALTY GROUP

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148 Citadel Close NW
Calgary, Alberta

MLS # A2265014



\$660,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,800 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated four-level split, ideally situated on a quiet close in the highly desirable community of Citadel. This sophisticated home offers a functional design perfect for a large family, featuring over 1,800 square feet of above-grade living space. Fully finished on all levels add more space too. The property features warming, contemporary decor throughout. The main level immediately impresses with soaring vaulted ceilings and gleaming hardwood floors that extend from the entry. The newly renovated, dark-finished maple kitchen is a standout, complete with Black-brindle granite countertops, a matching porcelain tile backsplash, an eat-in area, and top-of-the-line stainless steel appliances. The home offers a total of four spacious bedrooms and three bathrooms. The third level is designed for comfort and gathering, featuring a large family room centered around a beautiful stone fireplace, a convenient two-piece bathroom, and a concealed main-level laundry room, plus a dedicated office space. The deck overlooks a fully fenced, south-facing backyard, providing abundant sunlight and a perfect space for outdoor enjoyment. With excellent curb appeal, this home is move-in ready and strategically located close to schools and just minutes from Costco and many other big box stores.