



GRASSROOTS
REALTY GROUP

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

**26 Citadel Crest Link NW
Calgary, Alberta**

MLS # A2268156



\$679,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,989 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: See remarks

Welcome to this well-appointed family home located in one of Calgary's desirable neighborhoods. The main level offers a functional layout featuring a spacious living area, formal dining room, and a practical kitchen with ample cabinetry and counter space. A comfortable family room with a fireplace adds to the home's inviting atmosphere, along with a convenient main-floor laundry area. The upper level includes a large primary bedroom complete with an ensuite, along with two additional sizeable bedrooms and a full bathroom. The fully developed lower level offers added versatility with a generous recreation space, bathroom, and a bonus room suited for a home office or guest bedroom. Outside, the backyard provides a private setting with a patio, green space, and plenty of room for outdoor activities. An attached double garage and extended driveway offer additional parking and storage options. Conveniently situated near parks, schools, transit, and everyday amenities, this home presents a great opportunity to enjoy established community living.