



GRASSROOTS
REALTY GROUP

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

940 Citadel Drive NW
Calgary, Alberta

MLS # A2281889



\$665,000

Division:	Citadel		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,753 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Treed, Yard Drainage		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: Costco Gazebo

Welcome to this solid family home right in the heart of Citadel. With a smart five level split design, this home offers over 2,800 square feet of fully finished living space, giving everyone room to spread out while still feeling connected. Inside, you will find four good sized bedrooms and two and a half bathrooms. The primary bedroom has its own ensuite and a walk in closet, creating a comfortable space to unwind at the end of the day. The main floor also includes a home office and main floor laundry, making everyday life easier for busy families. The kitchen features granite countertops and updated stainless steel appliances, and it flows nicely into the main living areas. A warm, cozy fireplace makes the space feel inviting, and the triple pane windows help keep the home cool in the summer, warm in the winter, and extra quiet year round. All levels of the home are complete, including the two lower levels, both finished with flooring to add even more usable space. Step outside to a private backyard with a great gazebo, perfect for relaxing or hosting friends and family. Enjoy both a front and rear deck, along with two barn style storage sheds that offer plenty of room for tools, bikes, and seasonal items. A double attached garage adds everyday convenience. This home is close to parks, playgrounds, schools, walking paths, and all the shopping and services at Beacon Hill and Crowfoot. With easy access to Stoney Trail and Crowchild Trail, getting around the city is simple. This is a comfortable, well cared for home in a great northwest Calgary community that families continue to love.