618 Citadel Drive NW
Calgary, Alberta

MLS # A2286904

$699,900

Division:	Citadel
Type:	Residential/House
Style:	2 Storey

Size:	1,768 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	4	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.10 Acre
Lot Feat:	Back Yard, Front Yard, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	N/A

Welcome to the beautiful Citadel community in Calgary!   Perfectly located with easy access to schools, parks, playgrounds, walking trails, amenities, and the Community Centre. Commuting is a breeze with convenient connections to Stoney Trail, Sarcee Trail, and Country Hills Boulevard. Step inside to a welcoming foyer with New tile flooring. The main level features a bright open-concept layout combining the living area, enhanced by large windows that bring in plenty of natural sunlight. The kitchen is beautifully upgraded with Stainless steel appliances and a built-in gas cooktop. Enjoy the new Oak Laminated flooring throughout, with carpet-free finishes on both the main and upper levels. The main floor also includes a convenient half bathroom along with washer and dryer facilities. Upstairs, you’ll find a huge Bonus Room — perfect for family gatherings or a home office. The spacious primary bedroom offers a large walk-in closet and a luxurious 4-piece ensuite bathroom with jacuzzi hot tub. Two additional generously sized bedrooms and another 4-piece bathroom complete the upper level. The fully developed basement is ideal for your growing family, featuring a Large Rec Room area, one bedroom, and a full bathroom. This beautiful home offers space, comfort, and functionality in a fantastic location — perfect for families looking to settle in a vibrant community.