



GRASSROOTS
REALTY GROUP

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117 Citadel Bluff Close NW
Calgary, Alberta

MLS # A2292928



\$599,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

****OPEN HOUSE this SUN, Mar 15th at 2-4PM**** Welcome to this beautifully renovated 3-bedroom home with no neighbors behind in the sought-after community of Citadel, offering 1,280 sq ft of well-planned living space—perfect for first-time homebuyers. Completely remodeled in 2023 with stylish upgrades throughout, this home offers modern living at its finest. Step inside and be greeted by a soaring 2-storey foyer with durable vinyl plank flooring throughout the entire home, creating a fresh, contemporary feel. Walk into the heart of the home, where you'll discover a stunning open-concept living space flooded with natural light from expansive windows. The bright and spacious Living room is beautifully anchored by a stylish tiled gas fireplace with elegant built-in shelving, creating the perfect backdrop for relaxation and entertaining. The completely remodeled Kitchen showcases sleek cabinetry with a centre island featuring stunning quartz countertops and built in table for your day to day dining, designer pendant lighting, stainless steel appliances (professional series Fridge just 2 years old), and backsplash tile—a harmonious blend of form and function. Patio door to a full-width two-tiered cedar wood deck with aluminum railing, a good sized back yard that was nicely landscaped with trees —perfect for outdoor entertaining and summer meals. A Laundry room with storage space and powder room complete the main level. On the upper level, the sunny South-facing and spacious Primary bedroom features a walk-in closet with closet organizer for maximum storage. Two additional well-sized bedrooms and a 4-piece bathroom with cheater door to the Primary bedroom complete this level, providing excellent functionality and privacy. The unfinished basement with 2 windows and bathroom rough-in offers great development potential, awaiting

your personal touch to create additional living space. Additional highlights include furnace, hot water tank, and humidifier all replaced in 2021 for peace of mind. Step outside to the fully fenced and landscaped expansive backyard —offering privacy with no neighbors behind and plenty of outdoor space for play and relaxation. The Double attached garage provides ample parking and storage. Located in family-friendly Citadel, this home is close to schools, playgrounds, soccer fields, baseball diamonds, shopping, and parks, with easy access to Country Hills Boulevard and Stoney Trail for convenient commuting. This is a fantastic opportunity to own a stylishly renovated home with modern finishes in one of Calgary's most established Northwest communities!