



**61 Citadel Hills Circle NW
Calgary, Alberta**

MLS # A2294659



\$669,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,216 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry		

Inclusions: NA

Welcome to this beautifully updated bi-level home in the desirable community of Citadel, offering over 2,252 sq.ft. of developed living space with 4 bedrooms and 3 full bathrooms. Freshly painted including the ceiling and some upgrades including brand new furnace. The smart layout allows the owner to retain a third bedroom of the basement while maintaining privacy for the basement occupants. Featuring a double front attached garage and impressive vaulted ceilings with a modern chandelier, this home greets you with a bright and airy open-concept layout filled with natural light from large windows. The main level showcases a huge living area with pot lights, a stylish upgraded kitchen with granite countertops, stainless steel appliances, brand new tiles, two pantries, a breakfast bar, and adjustable lighting throughout to suit your mood. The adjoining dining area leads to a sunny south-facing deck—perfect for enjoying all-day sunlight. Down the hall, you’ll find a full bathroom, a spacious bedroom, a convenient laundry room with cabinetry, and a massive primary bedroom with vaulted ceilings, a full ensuite, and dual closets. The fully developed walk-out illegal basement suite offers excellent additional living space, featuring a large family room with a charming brick fireplace, a spacious kitchen, two bedrooms (one with cheater access to the bathroom, can easily fit a king size bed) another good sized room and ample storage including space under the stairs. Backing onto Country Hills Blvd with no rear neighbors, the property also features a concrete pad, extended side access, two storage sheds, and beautifully maintained landscaping with mature trees and blooming gardens. Located within walking distance to Citadel Hills Green Space, parks, and close to all amenities, Live upstairs and rent the basement or buy as an Investment Property in a

great community.