



**110 Citadel Crest Circle NW  
Calgary, Alberta**

**MLS # A2303145**



**\$675,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,265 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Skylight(s), Storage		

**Inclusions:** Basement fridge/freezer unit (1) , 2 back yard sheds

**\*\*\*OPEN HOUSE APRIL 25TH AND 26TH FROM 2-4PM\*\*** Welcome to this beautifully updated and meticulously maintained bi-level home, perfectly situated on a quiet street in the highly sought after community of Citadel. Backing onto a path way, , this home offers both privacy and a picturesque setting ideal for families and outdoor enthusiasts alike. The bright and inviting main level features a thoughtfully designed layout with an abundance of natural light pouring in from the south facing backyard and skylights. The kitchen is a true highlight, complete with granite countertops, a gas stove, stainless steel appliances, and ample cabinetry perfect for both everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat with a private ensuite and walk in closet. A well appointed four piece bathroom completes the upper level. The fully developed lower level offers incredible versatility, featuring a large recreation and living area, two additional rooms with closets ideal for guests, a home office, or gym, and a beautifully updated three piece bathroom with modern tile finishes. You’ll also appreciate the dedicated laundry area and plenty of additional storage space. Located just a short walk to Citadel Park School and the community outdoor hockey rink, this home is perfectly positioned for growing families. Additional features include a double attached garage, a fully fenced yard, and unbeatable access to parks and green space. Don’t miss your opportunity to own this exceptional home book your private showing today!