



**618 Citadel Drive NW  
Calgary, Alberta**

**MLS # A2286904**



**\$685,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 Roofing has been changed 8 Years ago. 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.