



**255 Citadel Acres Close NW  
Calgary, Alberta**

**MLS # A2301801**



**\$569,999**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,211 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** Window Blinds, Ceiling Fan

Welcome home to this beautiful laned property on a desirable corner lot, ideally located near parks and public transit in Citadel Acres Close. Designed with efficiency and comfort in mind, the home features a spacious foyer that opens into a bright, inviting living room. The kitchen and dining area are seamlessly connected, creating a perfect space for everyday living and entertaining. The kitchen showcases white cabinetry, granite and quartz countertops, a functional island, and brand-new stainless steel appliances. The dining area comfortably accommodates family and guests, with easy access to a private deck complete with a pergola—ideal for extending your gatherings outdoors. A convenient half bathroom completes the main floor. Upstairs, you’ll find three bedrooms, including two generously sized rooms and a spacious primary bedroom with ample closet space. A convenient 4-piece Jack and Jill bathroom serves the upper level. The fully finished basement offers a large recreation room—perfect for relaxing, entertaining, or creating your own game or media space. This home is filled with natural light thanks to its many windows, and features freshly painted walls along with durable LVP and laminate flooring, making maintenance easy and minimizing dust. The corner lot provides extra yard space for gardening, play, and hosting family and friends, with plenty of room for larger gatherings. Additional features include a storage shed, fire pit, and ample parking space at the back for two vehicles plus an RV. Come experience everything this wonderful home has to offer—it just could be your perfect home sweet home!