



GRASSROOTS
REALTY GROUP

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**865 Citadel Way NW
Calgary, Alberta**

MLS # A2303748



\$680,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: In basement: Bose speakers & upright freezer

****JOIN US AT OUR OPEN HOUSE THIS SATURDAY, MAY 2 FROM 2-4PM!**** Welcome to this beautifully upgraded two-story home in the highly sought-after community of Citadel. This is the first time this property has ever been offered for sale. From the moment you step inside, you're greeted by a bright front office—perfect for working from home—alongside a convenient 2-piece powder room and access to the attached double car garage. The main floor is defined by soaring 9-foot ceilings, rich maple hardwood flooring, and an open, airy layout designed for entertaining. At the heart of the home is a stunning, fully renovated kitchen (2021), featuring floor-to-ceiling cabinetry, sleek quartz countertops, a gas range, and a spacious pantry. The adjacent living room impresses with vaulted ceilings, a cozy gas fireplace, and built-in surround sound, creating a warm yet sophisticated space to gather. Upstairs, you'll find durable laminate plank flooring throughout, along with a convenient upper-level laundry room (washer and dryer from 2024). The primary bedroom offers a walk-in closet with attic access and a well-appointed ensuite complete with a deep soaker tub, separate shower, and marble countertops. A generously sized second bedroom also features its own walk-in closet, while a full 4-piece bathroom serves the upper level. The third bedroom features a full closet and can easily function as a home office, guest room or bedroom. The fully developed basement adds valuable living space, a 4-piece bathroom, a newer upright freezer, built-in speakers—ideal for guests, extended family, or entertaining. Additional upgrades include all new triple-pane windows (2024) and updated attic insulation for improved comfort and energy efficiency. Originally a Beattie show home, this property showcases quality

craftsmanship and thoughtful upgrades throughout. Walking distance to St Brigid School (down the street, 6 mins walk), Citadel Park School (15 mins walk), Citadel Way Park, and minutes to shopping, restaurants (Costco, Beacon Hill Centre, Crowfoot Centre, Royal Oak Centre) and Stoney Trail. Call your favourite realtor today to schedule a private showing.