



GRASSROOTS

REALTY GROUP

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**14 Citadel Drive NW
Calgary, Alberta**

MLS # A2306098



\$614,900

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,177 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s)		

Inclusions: TV mount, rain barrel, book shelves in bsmt

****OPEN HOUSE SATURDAY 1-3PM**** This beautifully updated four-level split home in the sought-after community of Citadel offers a perfect blend of comfort, style, and functionality. Thoughtfully designed with a spacious and versatile layout, this home is ideal for growing families or those who love to entertain. The main level welcomes you with an abundance of natural light streaming through large windows, creating a bright and inviting atmosphere throughout the living and dining areas. The updated finishes and modern touches complement the home's warm character, making it both elegant and comfortable. Luxury vinyl plank floors span across this home including the conveniently located kitchen on the main floor of this home, adjacent to the backyard entrance ideal for bbq-ing and the garage perfect for grocery runs and entertaining. This wrap around kitchen provides lots of storage, counter space and tons of room to cook! Upstairs, you'll find three well-appointed bedrooms, including a generous primary retreat that provides a peaceful escape at the end of the day. The additional bedrooms are perfect for family members, guests, or a home office setup, offering flexibility to suit your lifestyle. The lower level features a fourth bedroom, ideal for guests, teenagers, or extended family, along with additional living space that can be tailored to your needs—whether it's a cozy family room, media area, or play space. With four distinct levels, this home offers separation and privacy while still maintaining a connected and functional flow. Large windows throughout ensure every level feels open, airy, and filled with natural light. Completing the home is an attached double car garage, providing convenience and ample storage space. NO POLY B PIPING! The property's location in Citadel adds to its appeal, with easy access to parks, schools, shopping, and

major routes. This is a wonderful opportunity to own a move-in-ready home in a well-established, family-friendly neighborhood—offering space, updates, and a layout designed for modern living.