



**402 Citadel Hills Circle NW  
Calgary, Alberta**

**MLS # A2308214**



**\$760,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,839 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, No E		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** sofa in basement, garage shelving

Welcome to 402 Citadel Hills Circle NW, a beautifully maintained 2-storey walkout backing directly onto serene green space in the highly sought-after community of Citadel. This warm and inviting home offers an ideal blend of comfort, functionality, and natural light throughout. The main floor features a bright, open layout with a welcoming front living area, a spacious dining room, and a well-appointed kitchen complete with ample cabinetry, a central island, and access to a large balcony &ndash; perfect for a BBQ, morning coffee, or unwinding at the end of the day. A cozy family room with a fireplace creates the perfect gathering spot. Conveniently located on this level are a 2-piece powder room and a dedicated laundry area, adding everyday practicality. Upstairs, the home offers 3 generous bedrooms, including a sizable primary suite with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, making it an excellent layout for families. The fully developed walkout basement expands your living space with a bright family room with a second fireplace, a fourth bedroom, and direct access to the backyard &ndash; ideal for guests, teens, or extended family. The yard offers plenty of room to relax, garden, or entertain while enjoying unobstructed views of nature. With no rear neighbours and direct access to pathways and green space, the backyard feels like an extension of your living area, offering a quiet retreat and a safe place for kids or pets to play. Citadel is known for its family-friendly atmosphere, parks, pathways, schools, and convenient access to shopping, transit, and major routes. This home combines a prime location with thoughtful design, creating a welcoming environment for its next owners. A wonderful opportunity to own a walkout backing green space in one of NW Calgary&rsquo;s

most desirable communities.