



**11 Citadel Acres Place NW
Calgary, Alberta**

MLS # A2317892



\$655,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Over		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

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

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: The Frame' Smart TV, Main Floor Built-in Bluetooth Speaker, Theatre Sound System & Speakers, Basement Theatre TV, Basement Built-in Couch, Hot Tub, Built-in Outdoor BBQ & Smoker, Fire Pit, Garage Mini Fridge

If you are a discriminating buyer looking for a superior home, completely renovated, meticulously maintained and loaded with thousands of dollars of added features & upgrades – welcome home! From the moment you arrive to this quiet cul-de-sac tucked away in West Citadel, the striking curb appeal and newly-designed landscaping set the tone for what awaits inside. At the heart of the home is a stunning chef-inspired kitchen featuring custom cabinetry, premium black stainless-steel appliances, large island, and seamless flow into the dining and living areas - perfect for both everyday living and entertaining. A spacious mudroom with thoughtful pull-out shoe storage and bench seating adds practicality and organization for busy families. With four generous-sized bedrooms (three up, 1 down), and a fully developed basement, there's plenty of room for everyone. Upstairs, the primary bedroom's walk-in closet is an impressive custom feature with extensive built-in cabinetry. Stylish and nicely appointed tiled bathrooms with a powder room on the main level, and upper and lower full bathrooms feature quartz countertops and deluxe vanities. The lower level is designed for relaxation and fun, with a dedicated home theatre space that makes movie nights feel like a true experience – complete with a 7.1 surround sound system, theme lighting, coiffured ceilings, and built-in sectional couch. Step outside and discover one of the property's most impressive features. The expansive south-facing backyard has been designed as an outdoor retreat, offering a massive tiered deck, hot tub, mature landscaping, and an outdoor kitchen (built-in BBQ, smoker, burner and stone counters) that makes relaxing or hosting effortless all summer long. The oversized, heated double garage is equally impressive, providing loads of space for vehicles, storage, hobbies, and a

workshop setup with extensive built-ins and electrical. Whether you're a car enthusiast, need room for toys and tools, or simply appreciate extra storage, this garage delivers (and even features an extra-tall door for truck parking). Located in desirable Citadel, close to parks, pathways, schools, shopping, and major commuter routes, this immaculate home combines style, comfort, exceptional outdoor living, and everyday functionality. Freshly painted and move-in ready, it's a property you'll be proud to call home.