



GRASSROOTS

REALTY GROUP

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**337 Citadel Drive NW
Calgary, Alberta**

MLS # A2318528



\$615,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,766 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

Fantastic updated two-storey home in the highly desirable community of Citadel! The main floor features beautiful waterproof luxury vinyl plank flooring and a bright, open-concept layout, highlighted by a spacious kitchen with a large island and a raised eating bar that's perfect for entertaining. Extensively renovated in 2023, the home boasts new cabinetry, countertops, stainless steel appliances, flooring, and carpet. Impressive front foyer featuring a dramatic high ceiling. The dining area offers patio doors leading to a generous deck and an exceptional backyard space, ideal for relaxing or hosting guests. The comfortable living room features a cozy gas fireplace, adding warmth and charm. Completing the main level is a well-sized laundry room with built-in storage and a stylish 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a large 4-piece ensuite and a massive walk-in closet. A 4-piece main bathroom with a skylight and a good size bright family room completes the upper level. The unfinished basement awaits your creative vision and future development. Additional updates include roof shingles (2012) and a hot water tank (2021). Conveniently located close to schools, parks, shopping, transit, and all amenities. Best of all, there is no Poly-B plumbing in this property. Don't miss this exceptional opportunity to own a beautifully updated home in one of NW Calgary's most sought-after communities!