



**141 Citadel Bluff Close NW
Calgary, Alberta**

MLS # A2319489



\$599,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this meticulous, move-in-ready 2-storey home in Citadel—one of Calgary's most desirable, family-friendly communities. This 3-bedroom, 3.5-bath home offers over 1,900 sq ft of total living space. From the moment you step inside, you are greeted by a bright, freshly painted foyer with an elegant catwalk overlook. The heart of the home features an open-concept living room anchored by a cozy corner gas fireplace, where a large picture window floods the space with natural light. Designed for both daily living and effortless entertaining, the sleek Kitchen boasts quartz countertops, crisp white cabinetry, dual spacious pantries, updated appliances. Adjacent to the kitchen, the sunny dining area opens onto a full-width deck complete with built-in wraparound bench seating, a patio, and a fire pit. This outdoor oasis overlooks a private, two-tier, fully fenced and landscaped backyard with absolutely no neighbors behind! A convenient main-floor laundry room and a 2-piece powder room complete this level. On the upper level, the generous Primary suite serves as a private retreat, featuring a walk-in closet and a beautifully updated 4-piece ensuite with tile flooring and quartz countertops. Two additional bright, well-proportioned bedrooms are seamlessly connected by a renovated 4-piece Jack-and-Jill bathroom. The fully finished basement adds exceptional versatile space, offering a large Recreation room perfect for a home theater or gym, a 3-piece bathroom, and abundant storage. This home includes a double attached garage providing secure parking and additional storage, plus the comfort of central air conditioning for those warm summer days. Recent upgrades include Carpet (2026), Hood Fan (2026), Dishwasher (2026), Washer/Dryer (2026), Fresh Paint at the stairwell (2026), Roof and Siding (2014), Three Pane Windows (2009). An

incredibly well-maintained home in this prime location with schools and playgrounds only minutes away, quick access to Country Hills Boulevard, Stoney Trail to major retail centers, Shane Homes YMCA, the LRT station, and Downtown Calgary. Book a showing today!