



GRASSROOTS

REALTY GROUP

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**63 Citadel Crest Heath NW
Calgary, Alberta**

MLS # A2322958



\$899,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Stone Counters, Storage, Wet Bar		

Inclusions: N/A

Set within the established community of Citadel and backing onto green space, this beautifully renovated family home offers three levels of thoughtfully designed living space, blending timeless style with modern comfort. Extensively updated throughout, the home showcases rich hardwood flooring, elegant tilework, custom Merit cabinetry, and a stunning chef-inspired kitchen designed as the heart of the home. Expansive principal rooms create an effortless flow for both everyday living and entertaining, including formal and casual dining spaces, a welcoming family room, and a private office just off the front entrance. The upper level features four spacious bedrooms, including a serene primary bedroom complete with a spa-inspired ensuite featuring heated floors, dual vanities, a soaker tub, glass-enclosed shower, and walk-in closet with custom built-ins. A well-appointed family bathroom with dual sinks comfortably serves the additional bedrooms. The professionally finished lower level extends the home's versatility with a fifth bedroom, full bathroom, a large recreation room with a gas fireplace, and a stylish wet bar with beverage fridge, making this space ideal for hosting family and friends. Additional highlights include all-new interior doors, quartz countertops throughout the bathrooms, main floor laundry with sink, central vacuum system, and an oversized sense of space designed to accommodate growing families. Located in one of Northwest Calgary's most desirable family communities, this exceptional residence offers a rare opportunity to enjoy a turnkey lifestyle in a mature, established setting with walking trails to playgrounds, schools and ball diamonds.