



GRASSROOTS
REALTY GROUP

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87 Citadel Peak Circle NW
Calgary, Alberta

MLS # A2332634



\$574,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,512 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: none

Bright and well-maintained 2-storey home offering 1,512 sq. ft. with 3 bedrooms, 2.5 bathrooms, and a double attached garage. This move-in ready home features a fresh coat of paint throughout and all Poly-B plumbing has been removed, providing added peace of mind. A spacious front entry with a large closet welcomes you into the bright, open-concept main floor. The generous living room is highlighted by a cozy gas fireplace, while the adjoining dining area features sliding patio doors leading to a sunny deck and a large, mature, well-treed backyard. The kitchen offers stainless steel appliances, ample cabinetry and counter space, plus a convenient corner pantry. A powder room, main floor laundry, and direct access to the double attached garage complete this level. Upstairs you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite. A second full 4-piece bathroom serves the additional bedrooms. The basement includes one finished bedroom, with additional space ready to be customized to suit your lifestyle and needs. Ideally located within walking distance of Citadel Park School (K–6) and St. Brigid School (K–9), this home also provides quick access to Beacon Hill, Crowfoot and Royal Oak shopping centres, Stoney Trail, and convenient routes throughout the city and to the Rocky Mountains.