GRASSROOTS REALTY GROUP

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58 Citadel Crest Circle NW
Calgary, Alberta

MLS # A2336321

$749,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	**Age:**	1996 (30 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Gazebo, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Hardwood, Vinyl Plank	**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), Chandelier, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Wet Bar		

Inclusions: N/A

DUAL YEAR-ROUND HEATED SUNROOMS overlooking greenspace! Welcome to this spacious and thoughtfully designed 3+1 bedroom, 3.5-bathroom home in desirable Citadel, offering over 3,090 sq ft of developed living space perfectly suited for family living and entertaining. Step inside and be greeted by a bright and airy home anchored by a soaring 17-foot open-to-above Living and Dining room—ideal for gatherings and entertaining. The warm Family room centers around a Gas Fireplace, creating an inviting space for relaxation. The generous Kitchen features a centre island with quartz countertops (2025), ample storage, Stainless Steel appliances, and backsplash tile, flowing seamlessly into the home's standout feature—a spacious and sunny South-East facing year-round Heated Sunroom flooded with natural light and framed by walls of windows, perfect for year-round enjoyment. A Den and powder room complete the main level. The upper level boasts three generously sized bedrooms provide comfort and privacy. The generous Master retreat features a 4-piece ensuite and private access to a second South-East facing Heated Sunroom with an adjoining balcony—a truly unique feature ideal for morning coffee or year-round relaxation. A full 4-piece bathroom serves the additional bedrooms. The fully finished basement provides exceptional additional living space with a spacious Recreation room featuring a Wet Bar, a fourth bedroom, and a full bathroom—perfect for guests or growing families. New Central Air Conditioning (2025) ensures year-round comfort throughout the entire home. Step outside to a fully fenced and landscaped sunny backyard with a generous deck with gas hookup and charming Gazebo, all backing onto beautiful greenspace with direct access to walking paths. A short walk along the pathway leads to a

nearby playground, making this an ideal setting for families. Located in the established, family-friendly Citadel community, this home offers the perfect balance of suburban living and urban convenience. You're minutes from Superstore, registry, shopping, dining, top-rated schools, and beautiful parks, with direct access to major roadways including Stoney Trail for easy commuting across Calgary. This is a rare opportunity to own a beautifully maintained family home with exceptional space, unique dual sunrooms, and outstanding greenspace backing in one of Northwest Calgary's most desirable communities.

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