



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

22 Citadel Crest Link NW
Calgary, Alberta

MLS # A2341558



\$630,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,743 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this spacious, warm, and thoughtfully designed 3 bedroom, 2.5-bathroom home in desirable Citadel. The open-concept main floor effortlessly transitions from an open-to-above foyer, and at the center of the home is the spacious kitchen with marble countertops, modern kitchen cabinets and stainless-steel appliances, complete with a walk-in pantry with plenty of workspace, and an adjoining breakfast nook overlooking the backyard. It opens directly to the family room with its cozy gas fireplace, making it easy to cook dinner while still being part of the conversation. Laundry room on the main floor, walk-in closet beside the entrance to access the double garage and also a convenient half bath. The upper level includes a large primary bedroom complete with an ensuite, along with two additional generously sized bedrooms and a full bathroom, also a huge bonus room area, perfect for office space, or recreation room—perfect for movie nights or additional family space. Outside, enjoy the beautiful large deck, ideal for relaxing or hosting guests. This fabulous two storey home is ideally situated on a quiet circle, just steps from a playground and the pathway to the local school, this home offers comfort, convenience, and room to grow. Don't miss the chance to explore this home — schedule a showing today and make it your new home!