



GRASSROOTS
REALTY GROUP

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118 Citadel Crest Park NW
Calgary, Alberta

MLS # A2349480



\$719,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, No Back Lane, Private, T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Screen in bonus room on wall, Hot Tub, Play House in backyard, Wall mounted fireplace in primary bedroom

The IDEAL family home offering 1,948 SF of peaceful living in the desirable community of Citadel, plus an additional 880 sq. ft. of developed living space in the basement. The main level features a bright, open-concept layout with a beautifully renovated kitchen (2018), complete with quartz countertops, upgraded cabinetry, breakfast bar, corner pantry and breakfast nook. The dedicated dining room overlooks the spacious living room, where large windows and a corner gas fireplace create a warm and inviting space. Completing the main floor are convenient laundry facilities and a 2-piece guest bath. Upstairs, you'll find a generous bonus room with large screen for movie nights and raised theatre seating area (removeable), three bedrooms and two full bathrooms. The spacious primary retreat features a walk-in closet and a luxurious updated 4-piece ensuite with jetted tub and glass-enclosed shower and a 4-piece updated family bathroom too. The fully developed basement provides even more room for the family with a large recreation area/family room, fourth bedroom with 3-piece ensuite, and excellent storage space. Step outside to enjoy the gorgeous, private backyard—a true extension of the home—with mature trees, aggregate patio and walk way, raised vegetable garden, hot tub and play structure. A wonderful combination of comfortable living spaces, thoughtful updates and an exceptional outdoor setting, all in a fantastic location just one block from Citadel Park School and walking paths. Close by are tennis courts, playgrounds, exceptional amenities and quick access to Stoney Trail. Central Air Conditioning, All POLY B professionally removed and replaced in 2026, New Fridge (2026), New Washer & Dryer (2025), Roof and Siding replaced (2012), Hot Water Tank (2018). Welcome home!!

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