



GRASSROOTS
REALTY GROUP

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409 Citadel Hills Circle NW
Calgary, Alberta

MLS # A2351690



\$750,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this architecturally distinctive and EXTENSIVELY and LUXURIOUSLY RENOVATED home with exceptional attention to details in the desirable community of Citadel, offering over 2,700 sq. ft. of living space across three fully finished levels! Renovated throughout in 2025–2026, this impressive property features a NEW KITCHEN with NEW APPLIANCES, beautifully updated bathrooms, NEW LIVING AND FAMILY ROOM FINISHES, FRESH paint, NEW Flooring, NEW Sunroom, a NEW DECK, a NEW SECTION OF FENCING, and numerous additional upgrades throughout. The striking modern facade welcomes you into a thoughtfully designed interior featuring continuous luxury vinyl plank flooring, custom wood accent walls, and integrated smart ambient lighting. The bright main floor showcases a stunning kitchen with vaulted ceilings, two-tone cabinetry, expansive quartz countertops, premium stainless steel appliances, and a dedicated breakfast nook. Separate formal living and dining areas offer excellent entertaining space, while the inviting family room provides a comfortable setting for relaxing or spending time with family. A convenient main-floor laundry room and designer powder room complete this level. Upstairs, the spacious primary bedroom features a custom illuminated headboard wall, walk-in closet, and private ensuite. Three additional generously sized bedrooms and a full bathroom complete the upper level. The fully finished basement adds exceptional versatility with matching luxury vinyl plank flooring, a custom media wall, modern dry bar, extensive storage, and a large fifth bedroom. Step outside to enjoy the backyard, featuring a spacious deck, smokeless fire pit, and an attached 111 sq. ft. SUNROOM—an ideal bonus space for relaxing and enjoying the outdoors in every season. Please note that

the sunroom is not included in the home's reported square footage. Major updates include a high-efficiency furnace, a hot water tank replaced in December 2025, reinforced plumbing throughout, and a roof approximately 10 years old and reported to be in very good condition. Ideally located within walking distance of Citadel Park School, St. Maria Goretti, and Country Hills Village amenities, including Superstore, caf  s, banks, and everyday services. Enjoy easy access to Beacon Hill, Crowfoot Crossing, Royal Oak Centre, and Stoney Trail for convenient commuting and weekend mountain getaways. With 5 BEDROOMS, 3 BATHROOMS, extensive recent renovations, versatile living spaces, and a unique year-round sunroom, this move-in-ready home is an exceptional opportunity to enjoy modern comfort and convenience in northwest Calgary!