

## 105 Citadel Hills Circle NW Calgary, Alberta

MLS # A2249246



# \$739,900

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                       |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | Bi-Level                                      |               |                   |
| <b>Size:</b>     | 1,214 sq.ft.                                  | <b>Age:</b>   | 1993 (32 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                        |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Front Yard, Landscaped, Lawn, Rectangular Lot |               |                   |

|                    |                                                     |                   |      |
|--------------------|-----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | French Door, High Ceilings, Kitchen Island, Wet Bar |                   |      |

**Inclusions:** GREENHOUSE, HOT TUB, DECK UMBRELLA, BBQ

Welcome to this beautifully updated 3-bedroom, 2.5-bath bungalow in the desirable community of Citadel, offering comfort, style, and everyday luxury. The main floor was remodeled with a modern open-concept kitchen, dining, and living room, creating a bright, inviting space for everyday living and entertaining, while the addition of a sunroom in 2023 provides year-round enjoyment and opens to the upper deck with sleek iron and glass railings. The lower level is anchored by an exceptionally large primary suite that spans nearly half the basement, featuring elegant French doors, a spacious walk-in closet, and a spa-inspired ensuite that creates a true private retreat, while two additional bedrooms upstairs provide space for children, guests, or a home office. Over the years, this home has been extensively upgraded with a full main floor and basement remodel (2009/2010), stucco and window/door cladding (2018), all new triple-pane windows on the south and east side (2018), shingles with a 45-year warranty (2010), a 200 AMP electrical panel (2023), and hot water on demand (2023), ensuring both style and peace of mind. Perfectly located near parks, schools, shopping, and transit, this move-in-ready bungalow is a rare opportunity to enjoy a standout lifestyle in Calgary's sought-after northwest.