

168 Citadel Hills Green NW Calgary, Alberta

MLS # A2342540



\$724,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,146 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this spacious and character-filled family home offering over 2,145 sq. ft. above grade, a walk-out basement, and an abundance of room for a growing family. Located in the popular NW Calgary community of Citadel, this home offers a fantastic combination of space, functionality, and an established family-friendly setting. The main floor features a welcoming front sitting room, a separate dining room, and a huge kitchen with plenty of cabinetry, workspace, and a convenient eating nook. Just off the eating area, step onto the spacious deck – the perfect spot for morning coffee, summer BBQs, or watching the kids enjoy the backyard. Upstairs, you'll find three generous bedrooms, including a massive primary bedroom with plenty of space for a king-sized bedroom set and a large ensuite. A versatile den/office or family room provides additional living space and could easily become a home office, homework area, playroom, or quiet retreat. The walk-out basement offers even more potential and provides direct access to the yard, making this home ideal for families who need space now and want the flexibility to develop more living space in the future. Citadel is a well-established NW Calgary community known for its family-friendly atmosphere, extensive pathways, green spaces, and central recreational area. Residents enjoy access to playgrounds, sports fields, tennis and basketball courts, an outdoor hockey rink, and plenty of open space for families to enjoy. The community also has an active association that hosts events and activities throughout the year. With easy access to Stoney Trail, Sarcee Trail and Country Hills Boulevard, getting around the city is convenient, while nearby shopping, schools, recreation and other amenities add to the appeal of this location. For more information, photos and a guided 360 tour, click the

links below!