



## 108 Citadel Circle Calgary Alberta

\$680,000

A bright and spacious floorplan and a stellar location backing onto a park make this beautiful Citadel home stand out. The covered front porch opens into a large entryway. Passing the formal dining room, a stylish modern kitchen is the family chef's dream, with a huge eat-up island and a full pantry. Quartz counters and herringbone backsplashes add an elegant flair. The adjacent dining nook steps out to the balcony, where you will love the peaceful views over the greenspace as you dine al fresco in the warm months. Soaring ceilings in the living room draw the eyes way up, where huge windows bring in amazing natural light. The connected layout allows conversations to flow throughout the spaces and quality hardwood floors are a timeless feature. A floor-to-ceiling hearth holds a gas fireplace, making this room perfect for cozy nights spent in. This floor also includes a powder room, as well as a big laundry area in the entryway from the double attached garage. Unique architecture forms a loft-style bonus room on the upper level, fantastic for your home office or library. The primary bedroom is expansive and complete with an ensuite that includes a jetted tub, a separate shower, and a walk-in closet. There are two more generous bedrooms on this storey, and the main bathroom is well-appointed for a family. The walkout basement is unfinished and ready for all your ideas. Sliding glass doors provide direct access from the lower level to the deck and the massive yard, which is edged with foliage for pleasantly private outdoor living. The back gate leads right into the playground, a perk for energetic young families! This block is in easy walking distance to the local school and the community association, where you can enjoy year-round activities in the tennis courts, baseball diamonds, and the skating rink. Walking paths connect the community, while a short drive takes yo...

Other 18.33 Ft x 7.33 Ft

Furnace 25.92 Ft x 11.17 Ft

Family room 26.08 Ft x 13.17 Ft

Other 4.08 Ft x 6.25 Ft

Living room 15.92 Ft x 13.00 Ft

Dining room 9.92 Ft x 11.42 Ft

Laundry room 5.83 Ft x 8.50 Ft

Other 13.25 Ft x 11.83 Ft

Primary Bedroom 12.92 Ft x 13.42 Ft

4pc Bathroom 8.58 Ft x 13.67 Ft

Other 4.67 Ft x 6.25 Ft

Bonus Room 10.83 Ft x 10.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.jasonstreich.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

**Kitchen** 13.83 Ft x 12.50 Ft  
**Breakfast** 10.67 Ft x 10.58 Ft  
**Pantry** 3.67 Ft x 3.58 Ft  
**2pc Bathroom** 5.00 Ft x 5.00 Ft

**Bedroom** 10.08 Ft x 10.33 Ft  
**Bedroom** 13.00 Ft x 9.92 Ft  
**4pc Bathroom** 5.00 Ft x 7.50 Ft