



# 13 Citadel Circle Calgary Alberta

\$649,900

Welcome to your dream family home in the heart of Citadel! This stunning property is located across from a charming park, minutes drive to the nearest grocery store and just a 5 minute walk to the nearest school and community association providing perfect convenience. This entire home has been meticulously renovated, boasting brand new flooring, a modern kitchen with top-notch appliances, fresh paint throughout, and plush new carpeting. Every detail has been carefully considered to provide you with a home that is both stylish and functional. As you step through the front door, you will be greeted by the spacious living room adorned with huge windows, allowing the perfect amount of natural light to illuminate your home. You will discover the heart of this home--the brand-new kitchen seamlessly joined with the dining room. This modern culinary space is designed to inspire the chef in you, boasting top-of-the-line appliances. The layout flows effortlessly, from the kitchen followed by the laundry room and a half washroom. As we continue upstairs you'll be greeted by a full bathroom, serving the two generously sized rooms. This additional space ensures both comfort and convenience for the entire family. The master bedroom is the perfect size it includes a feature wall for that added touch, followed by a spacious walk-in closet, providing ample storage for your wardrobe and personal belongings. Finished by the full bathroom allowing you to get ready with ease. As you descend the stairs, you'll discover a private retreat--a bedroom complete with its own full bathroom, perfect for guests. This thoughtful addition ensures both comfort and privacy, making your home an inviting space for friends and family. Adjacent to the guest suite, step into an open theatre area, designed for relaxation and entertainment. This versatile space is ready to accommodate cozy movie nights, ga...

Primary Bedroom 11.33 Ft x 13.17 Ft

Other 8.83 Ft x 3.42 Ft

3pc Bathroom 8.83 Ft x 5.25 Ft

Bedroom 10.67 Ft x 10.17 Ft

Bedroom 10.58 Ft x 9.75 Ft

3pc Bathroom 8.83 Ft x 4.83 Ft

Recreational, Games room 18.08 Ft x 28.83 Ft

Office 5.58 Ft x 6.83 Ft

Furnace 6.33 Ft x 7.83 Ft

Kitchen 12.25 Ft x 10.33 Ft

Dining room 8.92 Ft x 12.00 Ft

Living room 17.33 Ft x 11.33 Ft

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

Listing Presented By:



Originally Listed by:  
REAL BROKER

## RE/MAX<sup>®</sup>

RE/MAX REAL ESTATE  
(CENTRAL)

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Bedroom 11.50 Ft x 9.08 Ft

Laundry room 6.92 Ft x 8.00 Ft

3pc Bathroom 10.00 Ft x 4.83 Ft

2pc Bathroom 6.92 Ft x 4.83 Ft