



## 306 Citadel Drive Calgary Alberta

\$629,900

Discover this welcoming 2 storey family home in the heart of Citadel, one of Calgary's most family-friendly communities. Offering over 2,200 square feet of well-planned living space, this home combines comfort and functionality with ample room for everyone. The main level boasts an open-concept living and dining area, complemented by a spacious kitchen with plenty of counter space and cabinetry ideal for family meals and gatherings. Upstairs, find two well sized bedrooms, including a primary suite with a private 5 piece ensuite bathroom and a jetted tub, plus an additional full bathroom. The fully finished basement, with its own separate entrance, includes an illegal suite featuring a large bedroom, a 4-piece bathroom, a cozy living area, and a kitchenette, perfect for extended family, guests, or potential rental income. This home also features attached double garage providing added convenience for enclosed parking, along with plenty of room for storage. Backyard offers a large deck to enjoy your gatherings outdoors in the summer. Situated close to parks, schools, and essential amenities, this home in Citadel offers a lifestyle of ease and opportunity. Don't miss the chance to make it your own! (id:6769)

4pc Bathroom Measurements not available

Bedroom 12.92 Ft x 8.92 Ft

5pc Bathroom Measurements not available

Primary Bedroom 13.50 Ft x 11.75 Ft

4pc Bathroom Measurements not available

Other 10.17 Ft x 7.25 Ft

Bedroom 9.83 Ft x 12.83 Ft

Family room 13.67 Ft x 13.92 Ft

2pc Bathroom Measurements not available

Dining room 10.83 Ft x 9.33 Ft

Kitchen 10.83 Ft x 11.58 Ft

Laundry room 7.25 Ft x 8.42 Ft

Living room 15.75 Ft x 14.25 Ft

Listing Presented By:



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Royal LePage Benchmark

<https://www.nickbarbu.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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