



## 105 Citadel Hills Circle Calgary Alberta

\$739,900

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. (id:6769)

2pc Bathroom 4.92 Ft x 5.67 Ft

5pc Bathroom 12.42 Ft x 10.67 Ft

Laundry room 6.67 Ft x 7.08 Ft

Living room 17.42 Ft x 19.08 Ft

Primary Bedroom 12.33 Ft x 11.00 Ft

Recreational, Games room 12.00 Ft x 7.00 Ft

Sunroom 30.42 Ft x 14.67 Ft

Furnace 5.17 Ft x 8.75 Ft

Other 12.33 Ft x 12.42 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Bedroom 12.83 Ft x 11.25 Ft

Bedroom 9.50 Ft x 10.92 Ft

Dining room 11.58 Ft x 13.67 Ft

Foyer 7.92 Ft x 6.33 Ft

Kitchen 18.50 Ft x 14.00 Ft

Living room 14.25 Ft x 23.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)