



108 Citadel Park Calgary Alberta

\$849,900

Phenomenally located on one of the most desirable streets in Citadel Park Estates, this beautifully rebuilt home backs directly onto Citadel Park and offers a rare combination of high-end renovation, incredible outdoor access, and flexible living options. With a legal walk-up entrance, a full second kitchen, and separate laundry, the lower level functions as an illegal suite—ideal for rental income, multi-generational families, or extended guest stays. Stripped to the studs and reimagined with premium finishes throughout, this home features vaulted ceilings, sunny skylights, and central air conditioning, creating a bright and inviting atmosphere. The main level offers elegant separation between spaces while maintaining a cohesive flow. The front living and dining areas are defined yet open in feel, offering a stylish fireplace, oversized windows, and elegant finishes that set the tone for the entire home. The kitchen, tucked around the corner for a bit of privacy, showcases designer details including stone countertops, a striking full-height backsplash, high-end appliances, white cabinetry, a large central island with bar seating, and a charming breakfast nook overlooking the backyard and park. Patio doors open to the upper deck, making indoor-outdoor living seamless. The primary bedroom is a true retreat, complete with vaulted ceilings, a generous walk-in closet, and a spa-like ensuite with an oversized shower and heated towel rack. Two additional bedrooms and a fully updated four-piece bathroom complete the main floor. Separate laundry on this level adds practical convenience. The fully finished walkout basement continues the same high-quality design and includes a full kitchen, a spacious living room with a cozy fireplace, two large bedrooms, a beautifully renovated bathroom, and its own laundry area. Large windows and a private entrance make it feel bright, open, ...

Family room 20.25 Ft x 18.58 Ft
Storage 5.75 Ft x 4.83 Ft
Laundry room 12.25 Ft x 7.92 Ft
Bedroom 19.17 Ft x 17.92 Ft
Bedroom 12.50 Ft x 12.50 Ft
4pc Bathroom Measurements not available

Foyer 8.00 Ft x 8.00 Ft
Other 6.92 Ft x 4.92 Ft
Laundry room 2.83 Ft x 2.83 Ft
Kitchen 8.42 Ft x 7.92 Ft
Primary Bedroom 13.50 Ft x 12.92 Ft
Bedroom 12.75 Ft x 9.50 Ft
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Listing Presented By:



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Kitchen	15.25 Ft x 8.33 Ft	Bedroom	10.00 Ft x 9.08 Ft
Living room	14.00 Ft x 12.00 Ft	3pc Bathroom	Measurements not available
Dining room	10.00 Ft x 8.00 Ft	4pc Bathroom	Measurements not available