



# 170 Citadel Acres Close Calgary Alberta

\$615,000

From the moment you arrive, you'll feel the charm and comfort that this lovingly updated home offers. Step inside, and you'll immediately notice how bright and cheerful the space is. Thanks to an abundance of large windows, natural light streams through every room, creating an uplifting atmosphere you'll appreciate all year round. The fresh coat of paint and new luxury vinyl plank flooring give the home a modern, polished feel -- all you have to do is move in and make it yours. The main floor is designed with family living in mind. The kitchen is both stylish and functional, featuring butcher block countertops, a chic mosaic tile backsplash, and a stone-surround peninsula where you can sip your morning coffee or help with homework while dinner simmers on the stove. It's easy to imagine hosting friends here -- everything flows naturally out to the fully fenced backyard, making entertaining a breeze. And speaking of the backyard... the multi-tiered deck is perfect for everything from lazy summer afternoons to weekend BBQs. Fire up the built-in grill, soak in the built-in hot tub, or flex your green thumb with the garden planter boxes. Plus, the paved back lane gives convenient access to the oversized double detached garage, offering plenty of room for vehicles, bikes, and all the gear that comes with an active family lifestyle. Upstairs, you'll find three comfortable bedrooms, including a relaxing primary retreat with walk-in closet and its own ensuite! And with a total of 3.5 bathrooms throughout the home, getting everyone out the door in the morning will be a little less hectic. The fully developed basement is where family movie nights or big game days truly shine. The media room is ready to impress with a built-in projector, projector screen wall, and audio system. Plus, you'll have peace of mind thanks to the included monitor displaying the feed from the four ext...

Recreational, Games room 11.75 Ft x 17.42 Ft  
Family room 11.83 Ft x 20.33 Ft  
3pc Bathroom 7.58 Ft x 5.58 Ft  
Furnace 7.50 Ft x 10.75 Ft  
Kitchen 13.83 Ft x 13.42 Ft  
Living room 13.25 Ft x 14.67 Ft

Laundry room 7.17 Ft x 5.33 Ft  
2pc Bathroom 7.50 Ft x 2.58 Ft  
Primary Bedroom 14.42 Ft x 14.25 Ft  
Bedroom 9.50 Ft x 9.33 Ft  
Bedroom 11.00 Ft x 11.17 Ft  
4pc Bathroom 6.17 Ft x 7.42 Ft

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Listing Presented By:



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Dining room 13.17 Ft x 10.83 Ft

4pc Bathroom 9.58 Ft x 7.42 Ft