



40 Citadel Pass Crescent Calgary Alberta

\$668,000

Welcome to your home in the Community of Citadel! The opportunity to design and chose the colour of your choice for flooring and the paint at sellers expense. This beautiful property offers a wonderful blend of comfort, convenience, and charm. Nestled in one of the Calgary's safest and easy accessed neighbourhoods of NW Calgary. This lovely home features inviting living spaces, with 2 bedrooms upstairs complemented by a 4-piece bathroom and a convenient 4-piece ensuite off the primary bedroom on the Main floor and Downstairs, you'll find an additional one bedroom and den and storage room with another 3-piece bathroom. The bright and spacious layout ensures abundant natural light throughout the day, offering delightful morning with Natural Light from the windows. The MAIN FLOOR INCLUDING BEDROOMS, BATHROOMS, LAUNDRY and KITCHEN. Main floor carpet can be renewed by your choice of colour. The roof is redone in 2023 and the heating system totally renewed in 2024. The finished Walkout basement provides abundant opportunity to truly make it your own, whether as a personalized retreat or entertainment space or easy turned to a legal secondary suit. Outdoors, the backyard offers excellent potential for landscaping to create your ideal outdoor oasis. Additionally, there's a spacious double-car garage that backs onto an extra-wide paved area which you can park your oversized or entertaining vehicle. This Location is a significant advantage, with easy access to Stony Trail and just a short drive away to parks, schools and shopping centre. Enjoy this family-friendly atmosphere, witch perfectly complements your lifestyle. Don't miss this exceptional opportunity to make Citadel your new home. The furniture can be included if you like. Enjoy This Detached Bilevel Sunny, South Facing back yard with Vaulted Ceiling and Walkout Basement, Great home to live or invest. (id:6769)

Bedroom 9.50 Ft x 8.67 Ft

3pc Bathroom 4.92 Ft x 8.83 Ft

Furnace 8.58 Ft x 5.83 Ft

Other 25.75 Ft x 27.75 Ft

Other 20.33 Ft x 7.92 Ft

Den 13.58 Ft x 5.83 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Laundry room 6.17 Ft x 3.33 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft

Living room/Dining room 21.67 Ft x 13.00 Ft

Primary Bedroom 13.75 Ft x 13.33 Ft

Bedroom 11.67 Ft x 9.33 Ft

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

Listing Presented By:



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Storage 14.50 Ft x 13.17 Ft

Other 11.58 Ft x 12.33 Ft

Other 14.92 Ft x 12.92 Ft