



## 44 Citadel Manor Calgary Alberta

\$718,000

Welcome to Citadel! Nestled in the sought-after community of Citadel, this beautifully maintained bungalow shows true pride of ownership from the same owners for 27 years. With over 2,450 sq. ft. of living space, fully finished walkout basement, and a sunny southeast-facing backyard with mature trees, this property is perfect for families looking for comfort and convenience. The main floor features vaulted ceilings, fresh paint throughout, newly installed LVP flooring, and a spacious layout. The gourmet kitchen boasts brand-new stainless steel appliances and the breakfast nook overlooking the deck and the backyard. The primary bedroom offers a generous retreat with a full ensuite, accompanied by a second bedroom and another full bathroom on the main level. For added convenience, a laundry room is also located on this floor. The walkout basement expands the living space with two additional bedrooms, a full bathroom, and a beautifully finished family area complete with an elegant wet bar and new carpet(2025). The family room is highlighted by a stunning stone-accented gas fireplace. Brand new triple pane windows for the entire house and new doors installed in 2025, while recent updates such as hail-resistant asphalt shingles (2025) ensure lasting value. The oversized garage is fully insulated and finished, offering plenty of space for vehicles, storage, or hobbies. Outside, the private backyard is perfect for relaxing or entertaining, with mature trees providing natural beauty and shade. Located close to parks, schools, shopping centres, and with easy access to major routes, this home combines timeless charm with modern updates in one of Calgary's most desirable communities. Please click the virtual tours for more detail! (id:6769)

Family room 28.83 Ft x 12.83 Ft  
Bedroom 10.67 Ft x 9.17 Ft  
Bedroom 10.50 Ft x 10.17 Ft  
Other 8.92 Ft x 8.67 Ft  
Other 9.33 Ft x 7.33 Ft  
3pc Bathroom 9.92 Ft x 6.42 Ft  
Living room 12.83 Ft x 12.08 Ft

Dining room 12.00 Ft x 11.83 Ft  
Breakfast 12.58 Ft x 9.67 Ft  
Primary Bedroom 14.58 Ft x 11.33 Ft  
4pc Bathroom 9.17 Ft x 8.83 Ft  
Bedroom 10.67 Ft x 10.08 Ft  
Foyer 8.33 Ft x 4.25 Ft  
Laundry room 5.17 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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Kitchen 11.42 Ft x 9.00 Ft

4pc Bathroom 9.17 Ft x 5.00 Ft