

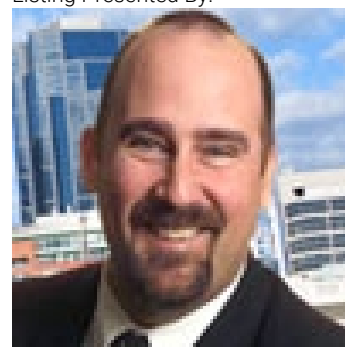


# 13 Citadel Gardens Calgary Alberta

\$619,000

Nestled in a quiet, desirable street in the Citadel community!, This beautifully upgraded two-story home is perfect for family living. With 3 spacious bedrooms + bonus room, 2.5 bathrooms, and 1,773.5 sq ft of well-planned living space, this home is an excellent choice. Recent upgrades include: New microwave (2025). New dishwasher (2022). New hot water tank (2022). Quartz countertops in kitchen and all bathrooms (2024). Fresh paint on upper floor 2 bedrooms and most basement walls. The main floor features soaring vaulted ceilings and a cozy gas fireplace in the living room. The kitchen is spacious and well-appointed, with a formal dining area, family room, and a half bath. A half bath with convenient laundry set off the double attached garage. Upstairs features the spacious master suite with a walk-in closet and a luxurious ensuite. Two additional good-sized bedrooms share the second full bathroom. A large bonus room overlooks the living room, offering a perfect space for relaxation or play. The fully finished basement featuring a large recreation room and a versatile flex room, ideal for hobbies or a home office. The fully fenced backyard offers privacy and space for outdoor activities. Enjoy easy access to major roadways such as Country Hills Boulevard, Sarcee Trail, and Stoney Trail. Nearby schools, parks, shopping, and transit options further enhance the appeal of this home. Don't miss the opportunity to own this wonderful family home in Citadel! Open Houses: from 1:00 pm to 3:00 pm on Saturday and Sunday, January 11th and 12th, 2025. (id:6769)

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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Primary Bedroom 15.75 M x 11.67 M

4pc Bathroom 9.42 M x 8.50 M

Other 9.33 M x 5.08 M

Bedroom 12.08 M x 8.50 M

Bedroom 11.67 M x 8.17 M

Bonus Room 12.83 M x 10.08 M

4pc Bathroom 7.08 M x 4.92 M

Furnace 24.33 M x 8.50 M

Recreational, Games room 23.58 M x 9.58 M

Other 12.92 M x 8.75 M

Den 12.42 M x 9.83 M

Kitchen 10.42 M x 8.00 M

Other 12.50 M x 7.58 M

Dining room 10.00 M x 11.50 M

Family room 13.00 M x 9.58 M

2pc Bathroom 8.17 M x 6.92 M

Living room 16.00 M x 10.08 M

Other 5.50 M x 5.75 M

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