



## 417 Citadel Hills Circle Calgary Alberta

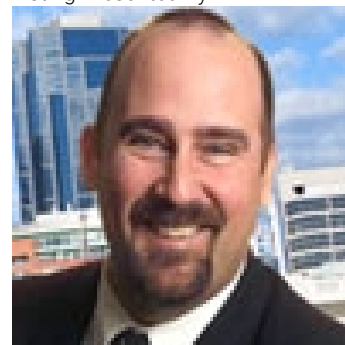
\$599,900

EXCEPTIONAL CITADEL HOME IN A FANTASTIC LOCATION | WELL MAINTAINED | 4 BED - 3 BATH | 2,401 SQFT | FINISHED BASEMENT | BI-LEVEL | DOUBLE GARAGE | Welcome to this move-in ready home on a quiet street in the well-connected community of Citadel. ==MAIN FLOOR== As you enter, the foyer leads to an open floor plan featuring vaulted ceilings and a functional layout. At the heart of the home is a well-equipped kitchen offering excellent cabinet space, plenty of room to install a center island, and a corner pantry. The kitchen seamlessly connects to the large dining area, which opens to the south-facing living room with ample seating space. There are two bedrooms on the main floor, including the primary room with a 4-piece ensuite. A laundry room and an additional 4-piece bathroom complete the main floor. \_\_LOWER LEVEL\_\_ Features carpet flooring, an open living room with gas fireplace, two additional bedrooms, and a 4-piece bathroom. The basement also includes a fantastic utility/mechanical room, perfect for extra storage or a hobby room. -- OUTSIDE-- The backyard offers a tiered deck for BBQs and family gatherings, along with plenty of green space. THE COMMUNITY Enjoy close proximity to K-9 schools, playgrounds, parks, pathways, restaurants, and shopping--all within minutes. This is an amazing opportunity that won't last long, so book your private showing today! (id:6769)

Recreational, Games room 18.58 Ft x 23.25 Ft  
4pc Bathroom Measurements not available  
Bedroom 13.00 Ft x 10.83 Ft  
Bedroom 14.50 Ft x 14.00 Ft  
Bedroom 9.42 Ft x 11.75 Ft

Living room 13.00 Ft x 12.58 Ft  
Dining room 13.00 Ft x 9.08 Ft  
Primary Bedroom 13.25 Ft x 15.83 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

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