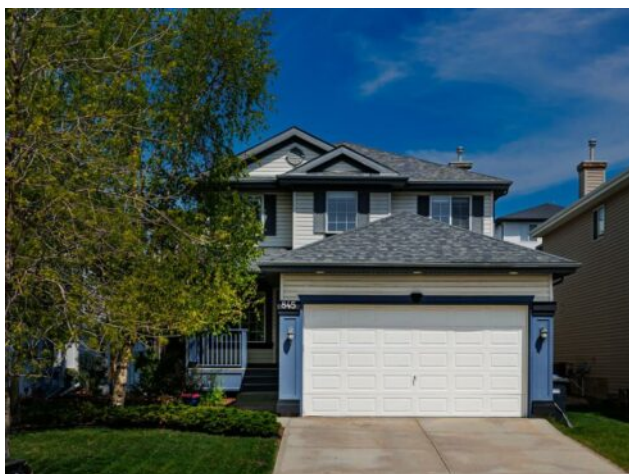


845 Citadel Way NW
Calgary, Alberta

MLS # A2225903



\$718,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,915 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to 845 Citadel Way—a spacious and inviting 5-bedroom home offering over 2,500 sq. ft. of finished living space, nestled in the highly sought-after, family-friendly community of Citadel. The bright and open main floor features a large kitchen with an island bar, perfect for casual meals and entertaining. Adjacent is a generous dining area and a spacious living room with a cozy corner fireplace. A versatile front room provides endless possibilities: use it as a formal dining area, a peaceful sitting room, or a fun playroom for the kids. Completing the main level are a convenient 2-piece bathroom and a functional mudroom. Upstairs, the expansive primary bedroom boasts a 4 piece ensuite and a walk-in closet. Two more large bedrooms, a second full bathroom, and a sunny reading nook complete this thoughtfully designed upper level. The fully finished basement offers even more space with two additional large bedrooms, a spacious recreation room, a full bathroom, and laundry area—ideal for extended family or guests. Located just a 5-minute walk to St. Brigid Catholic School and 10 minutes from Citadel Public School, this home is perfect for first-time buyers or growing families. Don't miss your chance to own this beautiful home in one of Calgary's most welcoming neighborhoods. Schedule your viewing today!