



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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ASSOCIATE

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## 12 Citadel Hills Green NW Calgary, Alberta

MLS # A2236095



# \$679,900

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | Citadel                                     |        |                   |
| Type:     | Residential/House                           |        |                   |
| Style:    | 2 Storey                                    |        |                   |
| Size:     | 1,831 sq.ft.                                | Age:   | 1991 (34 yrs old) |
| Beds:     | 5                                           | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway, Insulated |        |                   |
| Lot Size: | 0.11 Acre                                   |        |                   |
| Lot Feat: | Back Yard, Landscaped, Rectangular Lot      |        |                   |

|             |                                                                                                                |            |      |
|-------------|----------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                                                                        | Water:     | -    |
| Floors:     | Carpet, Vinyl Plank                                                                                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Finished, Full, Walk-Up To Grade                                                      | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                       | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                | Utilities: | -    |
| Features:   | Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) |            |      |

Inclusions: N/A

Welcome to 12 Citadel Hills Green- an inviting 5-bedroom home offering over 2,500 SQFT of finished living space. Nestled in the family-friendly community of Citadel, the impressive home boasts tons of renovations throughout with new flooring (2022), new carpet (2022), fresh paint (2025), new windows and window coverings (2023), new furnace (2021), new hot water tank (2022), new roof (2018), newly developed basement with separate entrance (2025), new deck railings (2023), and poly-B removal (2022)! The bright and open layout with many large windows offers an abundance of natural sunlight in the vaulted ceiling Living room and the Formal Dining room. The beautiful open Kitchen is equipped with stainless steel appliances, granite counter tops and a Breakfast Nook, which connects seamlessly to the Family room with a cozy gas fireplace. A 2-pc half Bathroom and a Mud room complete this level. On the upper floor, there is a large Primary Bedroom with a 4-pc ensuite with jetted tub and a walk-in closet, two other good-sized Bedrooms and a 4-pc Bathroom with granite countertop. The newly developed basement boasts with two additional Bedrooms, a cozy Rec room, a 4pc bath and a separate entrance with walk-up stairs, offering great potentials for rental income or family convenience. Step outside from the Kitchen sliding door to find a spacious deck with new aluminum railings, and a low maintenance backyard with premium sods and trees, perfect for summer BBQs or family outdoor fun. This home is surrounded by mature trees and facing a park and playing field. Convenient location- minutes to main traffic, schools, bus stops, shopping, and all services. This well-priced home is a must to see.