

127 Citadel Grove NW  
Calgary, Alberta

MLS # A2233596



**\$979,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,270 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Shelving in garage and storage room in basement, pool table and accessories, deep freeze and refrigerator in basement

Nestled in the prestigious Estate area of Morningside in Citadel, this stunning 2-storey walkout offers over 3,400 sq ft of beautifully designed living space and a rare, private setting backing onto a lush private oasis with majestic views of the ravine. Boasting timeless curb appeal, pristine landscaping, and a charming front porch, this home makes a striking first impression. From the moment you step inside, you will be captivated by the hardwood flooring, the soaring ceilings, elegant archways, and expansive windows that flood the home with natural light. The expansive great room boasts an open-to-above concept and is the showpiece of the main level, complete with a cozy gas fireplace and large picture windows that frame the incredible landscape beyond. A formal dining room and private office with French doors offer both elegance and practicality. The kitchen offers an abundance of cabinetry and storage space, a central island that is ideal for meal prep or casual visits, and a spacious corner pantry. A sunny breakfast nook opens to the upper deck—the perfect place to enjoy your morning coffee or an evening beverage soaking in the magnificent beauty beyond. Additional main floor conveniences include a 2-piece powder room, laundry room, and direct access to the garage. The upper level features a spacious primary suite that includes a walk-in closet and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms share a full bathroom, and a curved overlook from the hallway adds architectural flair and open flow. The fully finished WALKOUT basement expands your living space with a large recreation area ideal for family fun with the pool table included. There is an additional bedroom and another full bathroom—creating the ideal options for guests, teens, or multi-generational living. The beautifully

landscaped yard hosts mature trees, and the lower stamped concrete patio area provides a lovely seating area, and direct access to the walking paths and natural reserve. The double car garage is complete with extra storage area for your yard maintenance items, offers easy access to the yard with a separate side door and has hot and cold water taps and a floor drain. A durable/ weather resistant rubber roof was installed in 2015 and enjoy beautiful summer days keeping cool with central air conditioning. This timeless home is ideally located on a quiet street close to great amenities near by including schools, parks, and transit access. The Beacon Hill shopping centre and stoney trail are just a few minutes away providing ease and functionality to your day to day routines. Beautifully maintained by long-time owners this home provides a truly rare opportunity to own a turnkey walkout in one of Calgary's most desirable NW communities.