



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

135 Citadel Acres Close NW
Calgary, Alberta

MLS # A2229759



\$559,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: Window coverings (as is), shed, ceiling fan, shelving units in bathrooms, wooden shelves in storage room, floating shelf in bedroom

Tucked away in a quiet and established neighbourhood, this charming two-story, three-bedroom home is nestled on an extraordinarily large lot, offering space, privacy, and functionality rarely found in the city. From the moment you arrive, the pride of ownership is evident—mature landscaping, and thoughtful upgrades make this property a true standout. Inside, the main level features a warm and inviting living space with large windows that flood the home with natural light. A bright and spacious kitchen with a wrap around island, a perfect amount of cabinetry, a generous dining area, and direct access to the rear deck make entertaining and everyday living effortless. Upstairs, you'll find three well-sized bedrooms, including a serene primary suite with views over the expansive western sky. The fully finished basement extends the living space, ideal for a rec room, home office, gym, or media lounge area, whatever suits your lifestyle. Whether hosting game nights or enjoying quiet evenings in, there's room for it all. Step outside into a private backyard oasis—truly one of the property's most impressive features. With room to roam, garden, play, or even add a future garage or workshop, this massive lot provides endless possibilities. There's ample RV parking (trailer/vehicle) for outdoor enthusiasts or multi-vehicle families, and the paved back alley adds convenience and easy year-round access. Backed by privacy and functionality, this home is perfect for families, hobbyists, or anyone looking for space to breathe. With schools, parks, and amenities nearby, it combines the best of suburban living with all the conveniences of the city. Don't miss the chance to own this rare gem with room to grow and room to play.

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