

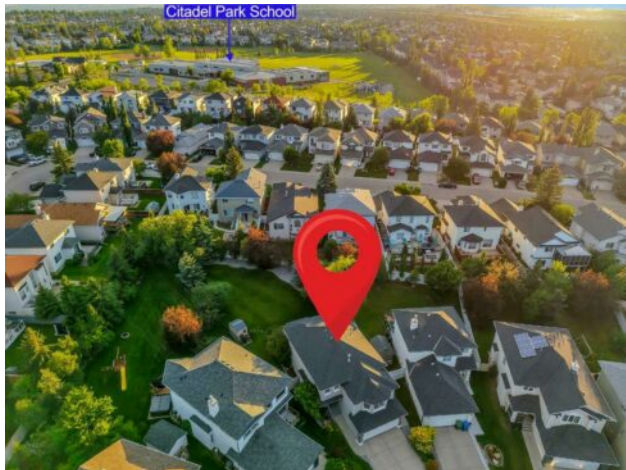


GRASSROOTS
REALTY GROUP

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

60 Citadel Peak Mews NW
Calgary, Alberta

MLS # A2236544



\$799,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: Garage fridge, garage cabinets, bird bath, shed x 2

A MASSIVE PIE LOT with over 9000 sq/ft creating a BACKYARD OASIS most of us just dream of. Nestled in a QUIET CUL-DE-SAC this UPDATED FAMILY HOME with 4 BEDROOMS + BONUS ROOM + MAIN FLOOR OFFICE + DEVELOPED BASEMENT includes CENTRAL A/C and a HEATED GARAGE | Enjoy your new life WALKING TO PARKS & SCHOOLS & TRANIST & the COMMUNITY CENTRE on the days you aren't just chillin with the family creating life long memories in your backyard. Tucked into a quiet cul-de-sac in the heart of Citadel, this warm and welcoming family home offers the perfect balance of indoor comfort and outdoor living! Central air conditioning, a heated double attached garage and a massive pie lot with a sunny SW backyard sets this home apart. Mature trees and a full fence surround the expansive yard, providing both privacy and tranquility. Spend your summer evenings lounging on the 3-tiered deck beneath the gazebo, hosting BBQs or watching the kids play in the sprawling green space that feels more like a park than a backyard. Inside, thoughtful updates and functional spaces are designed for everyday living and special moments alike. The front den is privately located behind French doors, ideal for work-from-home or an enclosed creative space. At the heart of the main floor, the updated kitchen features granite countertops, stainless steel appliances, crisp white cabinetry, a pantry for extra storage and a large centre island with seating, all overlooking the peaceful backyard through a sunny bayed dining nook. The adjacent living room invites connection and conversation with a cozy feature wall of stone and large windows framing the greenery outside. A powder room is discreetly positioned down the hall, on the way to the lower level. Upstairs, gather in the oversized bonus room, where a full-height stone fireplace makes this a

perfect retreat for family movie nights or quiet reading. The large primary bedroom easily accommodates a king-sized bed and includes a walk-in closet and a 4-piece ensuite with an indulgent jetted tub for a relaxing soak at the end of a long day. Two additional bedrooms share a full bathroom on this level. The lower level adds even more flexibility with a huge rec room, a 2nd fireplace with handy built-ins, and a 4th bedroom, ideal for guests, teens or extended family. Additional highlights include a central vacuum system, extra driveway parking and a charming front porch that sets a friendly tone from the moment you arrive. Enjoy a 10-minute stroll to Citadel Park with its playground, tennis courts, skating rink and vibrant community centre. Schools, parks and transit are all within walking distance, making this location as practical as it is peaceful. This is a rare opportunity to own a beautifully maintained home on one of the largest and most private lots in the community.