



GRASSROOTS
REALTY GROUP

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171 Citadel Green NW
Calgary, Alberta

MLS # A2237159



\$925,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,056 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained and thoughtfully updated home, perfectly situated in the prestigious Morningside of Citadel; one of the most sought after family communities in the area. Located on a quiet street. From the moment you arrive, you'll be impressed by the inviting curb appeal, expansive 3-car wide driveway (perfect for RV parking!) and beautiful professional landscaping in both the front and back yards. Backing onto a peaceful walking trail that leads to a nearby golf course, this home offers a rare combination of privacy, nature, and space to grow. Step inside to a well-designed, family-friendly layout that blends comfort with style. The main floor features rich walnut hardwood floors, a spacious formal living area that is ideal for welcoming guests and can also function as a formal dining area or office. Step into the thoughtfully curated kitchen, complete with stainless steel appliances, corner pantry, granite countertops, elegant ceiling-height cabinetry and gas range. It flows seamlessly into the bright dining area, where east facing windows fill the space with morning sunlight and offers access to a large maintenance-free upper deck as a tranquil setting for dining or entertaining outside as you enjoy views of the impressive backyard. Upstairs, you'll find an extra large and functional family room showcasing vaulted ceilings and gas fireplace; perfect for movie nights or a play room. Separate from the bonus room is a full bath and three generously sized bedrooms. The serene primary suite with hardwood floors overlooks the backyard and includes a luxurious 5pc ensuite with dual vanities, a relaxing soaker tub, separate shower, and a walk-in closet designed for easy organization. A fully developed basement is functional for multiple uses, such as private access for a home business, gym, or leisure family area. It features an open floor plan with a gas fireplace

and custom media wall, a dry bar for hosting, a full bathroom, and a spacious laundry room with ample storage. Whether you're entertaining friends or enjoying family time, this lower level offers versatility and comfort. Step outside and fall in love with the backyard oasis, complete with mature perennials and trees, a fire pit area, a covered patio; perfect spot for a hot tub, and an underground sprinkler system to keep the yard looking its best all summer long. This is more than just a house, it's a forever home for families who value space, community, and quality. Don't miss your chance to live in one of Citadel's finest homes.