



**171 Citadel Green NW  
Calgary, Alberta**

**MLS # A2237159**



**\$925,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,056 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<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, Fruit Trees/Shrub(s), Interior Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 Morning Side of Citadel — one of the most sought-after family communities in the area. From the moment you arrive, you’ll be impressed by the inviting curb appeal, expansive 3-car wide driveway (perfect for RV parking!), and lush 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 a spacious formal living area—ideal for welcoming guests—highlighted by rich walnut hardwood floors that add warmth and charm throughout. At the heart of the home is the thoughtfully curated kitchen, complete with corner pantry, granite countertops, elegant cherry cabinetry, and gas range. It flows seamlessly into the bright dining area, where east facing windows fill the space with morning sunlight and offer a tranquil setting for dinners outside as you enjoy views of the impressive backyard. Upstairs, you’ll find a large and functional family room showcasing vaulted ceilings and a corner 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 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. The fully developed walk-out basement is an entertainer’s dream! It features a cozy rec room with a 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!