



**GRASSROOTS**  
REALTY GROUP

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**91 Citadel Grove NW**  
**Calgary, Alberta**

**MLS # A2238580**



**\$799,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,660 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Side, H		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Environmental Re		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** shelving in garage, wall unit and desk in the office, desk in the downstairs office area, garage heater, storage shed in the back yard.

**YOUR NEW HOME ...** Awaits in Morningside, Citadel! Rare Hillside Walk-Out Bungalow | 3,153.54 Sq Ft Fully Developed | Oversized Triple Garage | Backing Onto Ravine Welcome to a truly unique opportunity—this rare hillside walk-out bungalow offers an ideal blend of space, flexibility, and location. Perfect for a growing family, teenagers, multi-generational living, or even those running a home-based business, this home adapts effortlessly to your lifestyle needs. Walk into your large foyer, with immediate views of the main living area. The flex room is on your left, it is currently being used as a dining room, but has the flexibility of being a quiet reading area or home office. The Main floor laundry to your right, and second bedroom have access to the 2nd 4 pc bathroom on the main floor. Continue on to find the generous sized kitchen with a corner pantry and breakfast bar. The eating area has views of the ravine and access to the wrap around deck. Your cozy living room has vaulted ceilings, a built in desk area, a built in for your entertainment needs and a cozy gas fireplace. The primary bedroom is sized for an oversized bedroom suite, with a large walk in closet and large spa en suite, complete with a separate shower, jacuzzi soaking tub and room to add double sinks. The lower level walkout is a very flexible space, and could very easily be a suite (city approval) or be the perfect place for growing teenagers, extended family, or enjoy it as is and have the convenience of a kitchenette if you operate a home business. There is an area at the back of the living space that is currently used as an office that has access to the garage, this area is separate from the main living area. If your kids are into sports etc, I can also see this being used as the perfect place to come in after the game and hang/store all of the hockey/sports equipment too. The garage is every mans dream. It is

oversized, insulated, heated, has a sink and storage area that is separated from the main area. It also has access to the basement. It truly is a must see, rare opportunity. All of this and ... easy access to Stoney Trail, Sarcee, and all of the shopping that your heart desires. Call your Realtor to view this QUICK, it must be seen to be really appreciated!