



GRASSROOTS
REALTY GROUP

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127 Citadel Estates Place NW
Calgary, Alberta

MLS # A2251961



\$780,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: fridge, microwave hood fan, electric stove, built-in dishwasher, all curtains and rods, blinds, washer and dryer, wash basin, central air conditioner, garage controllers (1), shed

**** OPEN HOUSE - SATURDAY, SEPTEMBER 20, 2025 2:00 P.M. - 4:00 P.M. ****Tucked away in a quiet cul-de-sac in the prestigious Estates of Citadel, this move-in ready home offers the perfect balance of elegance, comfort, and convenience. With over 2,560 sq. ft. of total living space, every detail has been thoughtfully designed for both family living and entertaining. Step inside and be greeted by the warmth of walnut hardwood floors flowing throughout the home. The main floor showcases a true open-concept design, where the kitchen, dining area, and living room come together seamlessly—making it the perfect space for gatherings, entertaining, or simply enjoying everyday life. From here, you can step right out onto your expansive back deck, overlooking a huge pie-shaped lot that offers a private outdoor retreat, ideal for summer evenings. Upstairs, the spacious bonus room with custom built-ins and a fireplace provides the perfect spot to unwind with family. The luxurious primary bedroom offers a sizeable walk-in closet and spa-like ensuite, giving you the comfort you deserve. With three bedrooms, four bathrooms, and a fully finished walkout basement, this home has space for every stage of life. You’ll also enjoy central air conditioning, keeping the home cool and comfortable through Calgary’s warm summer months. Beyond your doorstep, you’ll love being close to parks, schools, walking paths, and all the amenities Citadel has to offer. Whether it’s a quiet evening at home or a day of adventure just minutes away, this location truly has it all.