



GRASSROOTS
REALTY GROUP

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

99 Citadel Grove NW
Calgary, Alberta

MLS # A2256047



\$1,040,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,682 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	23-25-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar		

Inclusions: awning with remote

Beautifully maintained 1,682 sq. ft. vaulted walkout bungalow backing onto a natural ravine in desirable Morningside in Citadel. This immaculately maintained home is so versatile featuring 2 bedrooms on the main floor and 2 bedrooms in the basement, with 3 full baths. The living area offers a sunken living room with vaulted ceilings, skylights, refinished hardwood, and a three-way gas fireplace for maximum functionality and ultimate relaxation. The walkout level includes a wet bar with granite counters, high-efficiency stone surround gas fireplace, and direct access to the landscaped SE backyard. Recent upgrades include new Pex plumbing (2023), hot water tank (2024), Leaf Guard gutters (2024), Lennox high-efficiency modulating furnace with iComfort thermostat (2019), and full interior paint (2023). Additional highlights: cement tile roof, central vac (new with attachments 2025), Hunter Douglas blinds, Bosch dishwasher, two refrigerators, double attached garage, and SunSetter awning with remote. A rare walkout bungalow backing onto a private ravine setting—move-in ready with quality throughout!