

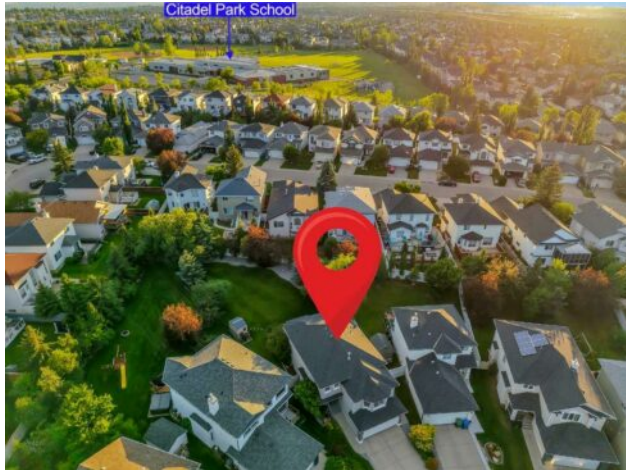


GRASSROOTS
REALTY GROUP

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60 Citadel Peak Mews NW
Calgary, Alberta

MLS # A2260864



\$799,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,987 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Garage fridge, garage cabinets, bird bath, shed x 2		

A MASSIVE PIE LOT with over 9000 sq/ft creating a BACKYARD OASIS most of us just dream of. Nestled in a QUIET CUL-DE-SAC this UPDATED FAMILY HOME with 4 BEDROOMS + BONUS ROOM + MAIN FLOOR OFFICE + DEVELOPED BASEMENT includes CENTRAL A/C and a HEATED GARAGE | Enjoy your new life WALKING TO PARKS & SCHOOLS & TRANSIT & the COMMUNITY CENTRE on the days you aren't just hanging out with the family creating life long memories in your park sized secure backyard. Nestled in a quiet cul-de-sac in the heart of Citadel, this inviting family home combines comfort, function and a true connection to the outdoors. Central air conditioning, a heated double attached garage and one of the largest pie-shaped lots in the community with a sun-soaked southwest backyard make it a standout choice. Mature trees and full fencing surround the yard, creating a private oasis perfect for both relaxation and play. Summer evenings can be spent unwinding beneath the gazebo on the 3-tiered deck, hosting lively BBQs or watching children run across a green space that feels more like your own park than a backyard. Inside, carefully considered updates pair with a layout designed for everyday living. At the front, a bright den with French doors provides privacy for working from home or pursuing creative projects. The kitchen, with granite counters, stainless steel appliances, crisp white cabinetry and a walk-in pantry, anchors the main floor. A sunny bayed dining nook frames peaceful backyard views, while the adjacent living room features a striking stone-clad wall and generous windows, inviting both light and connection. A discreetly located powder room completes the main level. Upstairs, a full-height stone fireplace makes the oversized bonus room an inviting retreat for family gatherings or cozy nights in. The primary bedroom

comfortably accommodates a king-sized bed and includes a walk-in closet plus a 4-piece ensuite with a jetted tub that promises relaxation. Two additional bedrooms and a well-appointed full bathroom round out the upper floor. The finished lower level expands your options with a massive rec room, built-ins framing a second fireplace and a fourth bedroom ideal for guests, teenagers or extended family. Added conveniences include a central vacuum system, extra driveway parking and a charming front porch that sets a welcoming tone from the moment you arrive. Beyond the home, you're just a short walk to Citadel Park with its playground, tennis courts, skating rink and community centre. Schools, green spaces and transit are all nearby, offering both practicality and lifestyle. Rarely do homes with lots this large and this private come to market in Citadel, this is your chance to make it yours!