



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**119 Citadel Hills Place NW  
Calgary, Alberta**

**MLS # A2309492**



**\$746,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,866 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	6	<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, Cul-De-Sac, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to this beautifully maintained family home with a LEGAL SUITE in the walkout basement, ideally situated on a quiet cul-de-sac with no sidewalk and just steps from parks and pathways. Offering over 2,800 sqft of developed living space, this property presents an exceptional opportunity for families, multi-generational living, or buyers looking for strong mortgage-helping rental income. The bright and inviting main floor showcases a stunning living room with soaring 16' vaulted ceilings and a large arched window that fills the space with natural light. The spacious kitchen features abundant oak cabinetry, a center island, walk-in pantry, and a sunny breakfast nook with direct access to the large rear deck — perfect for morning coffee or summer entertaining. The cozy family room is highlighted by a brick-faced gas fireplace and custom built-in oak wall unit, creating a warm and functional gathering space. A formal dining room, main floor bedroom/office with window, convenient half bath, and laundry room complete the thoughtfully designed main level. Upstairs offers 3 spacious bedrooms including a generous primary retreat with panoramic mountain views, walk-in closet, and a 4-piece ensuite featuring a jetted tub and separate shower. Two additional bedrooms and another full bathroom provide plenty of space for growing families. The fully developed WALKOUT basement is a self-contained legal suite with separate private entrance — ideal for extended family, long-term tenants, or additional cash flow. It features 2 large bedrooms, both with walk-in closets, a full bathroom with in-floor heating, open-concept kitchen, spacious family room, and separate laundry facilities for complete privacy and convenience. Additional features include an insulated double attached garage, excellent storage space, and an ideal layout for both owner

occupancy and investment purposes. The beautifully landscaped backyard is designed for enjoyment, featuring a massive deck, covered patio, mature greenery, and fully fenced yard &mdash; perfect for BBQs, entertaining, children, or pets. Recent upgrades provide peace of mind and long-term value: New windows (2022) Hot water tank (2022) Roof shingles (2023) Refrigerator (2023) Central humidifier (2024) Partial fence replacement (2025). Located close to schools, shopping, transit, LRT stations, sports facilities, restaurants, and everyday amenities, this move-in ready property combines comfort, flexibility, and income potential in one exceptional package. Rarely do homes with a legal suite in the walkout basement and this much functional living space become available. Book your showing today and Welcome Home!