



GRASSROOTS
REALTY GROUP

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163 Citadel Park NW
Calgary, Alberta

MLS # A2322125



\$765,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,890 sq.ft. | Age: | 1993 (33 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached, Driveway | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, No Neighbours Behind | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to Citadel Park Estates, one of Northwest Calgary's most established and family friendly communities. This rare opportunity offers a PROFESSIONALLY RENOVATED, MOVE IN READY Jayman built home BACKING DIRECTLY ONTO GREEN SPACE with NO NEIGHBOURS BEHIND. Offering nearly 1,900 SQ.FT. OF UPGRADED LIVING SPACE, this home combines QUALITY CRAFTSMANSHIP, MODERN DESIGN, and an UNBEATABLE LOCATION. From the moment you enter, you are greeted by a stunning OPEN TO BELOW FOYER filled with NATURAL LIGHT and an impressive sense of space. The main floor features a beautifully updated living area with CUSTOM ACOUSTIC PANELING and INTEGRATED CONCEALED LIGHTING, creating a truly upscale modern atmosphere. The FULLY RENOVATED CHEF'S KITCHEN was designed with both style and function in mind, showcasing QUARTZ COUNTERTOPS, INDUCTION COOKTOP, BUILT IN WALL OVEN & MICROWAVE COMBO, UPDATED APPLIANCES, and FULLY REWIRED 20 AMP CIRCUITS. Additional main floor upgrades include BRAND NEW LUXURY VINYL PLANK FLOORING, SMOOTH FLAT CEILINGS, FRESH PAINT, a DESIGNER HALF BATH, MAIN FLOOR LAUNDRY, and a spacious mudroom and garage entrance with CUSTOM CABINETRY and EXCELLENT STORAGE SOLUTIONS. Upstairs offers BRAND NEW CARPET, 3 SPACIOUS BEDROOMS, a LARGE BONUS ROOM perfect for a home office, media room, or gym, and 2 FULLY RENOVATED BATHROOMS featuring HEATED TILE FLOORS, SMART VENTILATION SYSTEMS, and HIGH END MODERN FINISHES. The luxurious primary retreat includes a WALK IN CLOSET and a SPA INSPIRED ENSUITE with a FRAMELESS 10MM TEMPERED GLASS SHOWER and

FREESTANDING STONE COMPOSITE SOAKER TUB. Major upgrades include NEW PEX PLUMBING THROUGHOUT, NEWER HIGH EFFICIENCY FURNACE, NEW GAS WATER HEATER, CENTRAL AIR CONDITIONING, UPDATED WASHER & DRYER, and a REFRESHED DECK. The basement is currently configured as a FULLY EQUIPPED PRIVATE HOME GYM and offers endless future development potential. Outside, enjoy a PRIVATE FENCED BACKYARD backing directly onto PARK & GREEN SPACE, a peaceful setting rarely found in the city. This is NOT a basic cosmetic renovation. This is a TRUE TURN KEY HOME where PREMIUM UPGRADES, THOUGHTFUL DESIGN, and an EXCEPTIONAL LOCATION come together in one outstanding package.