



**GRASSROOTS**

REALTY GROUP

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**159 Citadel Peak Circle NW  
Calgary, Alberta**

**MLS # A2322854**



**\$764,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,990 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		
<b>Inclusions:</b>	n/a		

**\*\*OPEN HOUSE SAT. JUNE 6 FROM 12-2:30PM\*\*** Welcome to this Stunning Fully Renovated 2-storey WALKOUT offering over 2,800 sq. ft. of total luxurious living in the highly sought-after community of Citadel NW! Ideally situated on a quiet circle, this exceptional home is just minutes from Beacon Hill Shopping Centre, Costco Wholesale, and the premier Shane Homes YMCA at Rocky Ridge. It features a total of 3 bedrooms upstairs plus a spacious bonus room, along with a Fully Finished walkout basement offering 1 bedroom and a den—perfect for guests or extended family—bringing the total to 4 bedrooms, a den, and 3.5 bathrooms. Enjoy added peace of mind with a newly installed furnace and hot water tank. The basement has a large living space and is equipped with a small kitchenette/wet bar and a comfortable living dining area with large windows and a door walking right onto the backyard Providing many options for any big or small family. The primary suite on the upper level is a true retreat, complete with a generous ensuite plus two additional good size bedrooms. The main floor showcases new high-quality hardwood flooring, fresh designer paint, and a stylishly updated kitchen with granite counters, refaced cabinetry, and a bright nook that opens onto a private deck—ideal for indoor-outdoor living and entertaining. The kitchen seamlessly overlooks the inviting family room with a cozy fireplace and an adjoining area that can be used as a formal dining area, creating a warm yet refined atmosphere. Step outside to a large, private backyard, offering ample space to relax and unwind. Vacant and move-in ready, this is one of Citadel’s standout homes—a rare opportunity to own a renovated walkout with space, style, and an unbeatable location - Some photos have been virtually staged to illustrate the home's

potential. This is a lovely place to call home!!