



GRASSROOTS
REALTY GROUP

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28 Citadel Green NW
Calgary, Alberta

MLS # A2328341



\$1,049,500

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,432 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaped, See Rem		

Heating: In Floor, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Clay Tile

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Set in the distinguished Morningside Estates community in Citadel, with SPECTACULAR VIEWS overlooking the Hamptons Golf Course and beyond, sits this wonderful original owners' home on a quiet street. This exceptional walk-out two-storey home is positioned on one of the community's most coveted ravine lots – a rare find! Meticulously landscaped for ultimate curb appeal, this home will have you in awe with its ceiling heights, in-floor heated tile, hardwood flooring, large picture windows allowing an abundance of natural light, and recently painted in a natural palette throughout. Enjoy entertaining in the front seating area, connected to a formal dining room with elegant columned archway. Making your way to the family room, the gas fireplace is framed with dual mantles and a striking glass block feature wall, accented by subtle pot lighting that creates the perfect ambiance for relaxation. A convenient dining nook connects this room to the updated kitchen, where you can entertain additional guests with the eat-up bar at the island, while creating culinary delights with modern stainless steel appliances, gas range, walk-in pantry and extensive cabinetry offering exceptional storage. Outdoor entertaining is done with ease with the expansive covered, low-maintenance deck, stunning decorative columns, all overlooking the unobstructed scenery behind you and expanding the functional footprint of the main floor during spring, summer, and fall. Additional features of the main floor include convenient laundry facilities in the mudroom connecting to the double-car garage, powder room, and an exceptionally large den. As you head to the 2nd storey, by way of upgraded railing with light features, you'll notice custom art niches and newer carpet throughout, two spacious bedrooms and an impressive 4 pc main bathroom. The primary suite offers a true

retreat, featuring soaring ceilings and ample space for a full complement of furnishings. The elegant, spa-like ensuite is ornately framed and includes tile flooring, dual sinks, beautiful cabinetry, upgraded soaker tub and a fully-tiled steam shower! You'll also enjoy the spacious walk-in closet to accommodate any size of wardrobe. The fully finished walkout basement showcases newer carpeting and features a hobby room, a 4-piece bathroom with in-floor heating, an additional bedroom, an additional gas fireplace, a spacious mechanical room with abundant storage, and a versatile flex area that can be tailored to suit your lifestyle. You'll enjoy backyard living at its finest with massive brick patio seating areas, covered concrete seating area, gas firepit, impressive professionally landscaping details, all surrounded by mature trees and shrubs for additional privacy. Additional property information includes: central air conditioning and architecturally distinctive tiled roof valued for its durability, resilience, and style, to name a few. This is a turnkey opportunity and an ideal setting!!! – call for your private showing today!