



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Citadel Meadow Grove NW Calgary, Alberta

MLS # A2330744



\$799,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,954 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Garden, Landscaped, Lawn, No Back Lane, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Wet Bar

Inclusions: Hot Tub(Sold as is), Shed, Garden Beds, Electric Blinds(\$5000 upgrade), TV wall mounts/Brackets

Welcome to 11 Citadel Meadow Grove NW, an extensively renovated two-storey residence offering 2,786 sq. ft. of total developed living space, including 1,953 sq. ft. above grade plus a beautifully finished basement, perfectly positioned beside a park and greenspace in the highly sought-after community of Citadel. Showcasing over \$160,000 in premium upgrades, this exceptional home blends timeless design, quality craftsmanship, and everyday functionality. The impressive stucco exterior, mature landscaping, and striking curb appeal set the tone, while inside you're welcomed by soaring 17-foot open-to-below ceilings that flood the home with natural light and create a truly grand first impression. The thoughtfully designed open-concept main floor is finished with luxury vinyl plank flooring and offers an elegant living and dining space, a private home office, convenient main floor laundry, \$5,000 in upgraded motorized window coverings in the open to below area, and newer triple-pane windows throughout the main and upper levels, enhancing both comfort, energy efficiency, and year-round enjoyment. At the heart of the home is a spectacular \$60,000 custom kitchen renovation, designed to impress with quartz countertops, an oversized island, premium appliances, custom cabinetry, and exceptional attention to detail—an entertainer's dream and the perfect gathering place for family and friends. Upstairs, the open-to-below design leads to a versatile bonus area overlooking the main level. The upper floor features three spacious bedrooms and two beautifully renovated bathrooms, including a luxurious primary retreat with a spa-inspired ensuite showcasing a custom walk-in shower. Matching luxury vinyl plank flooring throughout the upper level creates a seamless, modern aesthetic. The professionally finished basement adds incredible versatility with a spacious

recreation room, stylish wet bar, dedicated fitness area, fourth bedroom, and elegant 3-piece bathroom—ideal for guests, extended family, or entertaining. Step outside to your private south-facing backyard retreat, featuring a newer Trex deck, pergola, and hot tub, with the added benefit of being located directly beside a peaceful park and greenspace. Enjoy morning coffee in the sunshine, summer gatherings with friends, and the extra sense of privacy and openness that comes with having nature just steps away. Located in one of northwest Calgary's most established family communities, you'll enjoy excellent schools, scenic pathways, nearby shopping and restaurants, and quick access to Stoney Trail. Rarely does a home with this level of investment, pride of ownership, premium upgrades, and exceptional location become available—offering an outstanding opportunity for the discerning buyer seeking luxury without compromise.