



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**151 Citadel Green NW**  
**Calgary, Alberta**

**MLS # A2331551**



**\$829,999**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | 2 Storey                                                         |               |                   |
| <b>Size:</b>     | 1,918 sq.ft.                                                     | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 5                                                                | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Fruit Trees/Shrub(s), No Back Lane |               |                   |

|                    |                                                                                              |                   |      |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank                                                                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Skylight(s), Wet Bar |                   |      |

**Inclusions:** Contact seller directly

Click brochure link for more details. Welcome to this immaculate, newly renovated executive home in the exclusive estate community of Morningside, perfectly situated adjacent to the prestigious Hamptons Golf Course community. Backing onto a beautifully landscaped park on a quiet, serene street, this classic two-storey home blends timeless elegance with modern updates. Home Highlights Sophisticated Main Level: Step into a dramatic foyer featuring an attractive two-tone staircase, rich hardwood floors, luxury vinyl plank flooring throughout the bathrooms and laundry areas, and elegant living and dining areas illuminated by bright front bay windows. Modern Kitchen: The heart of the home boasts brand-new quartz countertops, a large island with seating, a walk-in pantry, and a sunlit casual dining area. Generous Accommodations: Fully finished with 5 spacious bedrooms and 3.5 bathrooms to comfortably accommodate growing families. Fully Developed Basement: A versatile lower level complete with a large recreation room, cozy fireplace, full bath, and a functional kitchenette/wet bar (featuring a sink, bar fridge, countertop, and cabinets). It is the perfect, private setup for in-laws, teenagers, or guests. Your Private Backyard Oasis The massive backyard is a true retreat, backing directly onto a quiet park and green space. Enjoy absolute tranquility on the private deck, surrounded by mature trees, shrubs, and a beautiful variety of blooming flowers.