



GRASSROOTS
REALTY GROUP

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

MLS # A2342717

\$730,000



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

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

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!!

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