



GRASSROOTS
REALTY GROUP

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95 Citadel Grove NW
Calgary, Alberta

MLS # A2342812



\$875,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,543 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Clay Tile
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to 95 Citadel Grove NW, an exceptional walkout bungalow ideally positioned on a private ravine-view lot in a quiet cul-de-sac within the prestigious community of The Citadel/Morningside. Offerin an enviable blend of elegance, space, privacy, and natural beauty, this distinguished residence presents a rare opportunity to enjoy refined bungalow living in one of Calgary's most desirable neighbourhoods. From the moment you arrive, the impressive curb appeal sets the tone for what awaits inside. With over 2,980 sq. ft. of fully developed living space, including more than 1,500 sq. ft. on the main level and a beautifully finished walkout lower level of over 1,400 sq. ft.this home offers an exceptional sense of scale and versatility. Step inside to a welcoming foyer and discover an expansive main level enhanced by soaring vaulted ceilings, rich hardwood flooring, and an elegant living room. Large windows throughout the home capture an abundance of natural light while showcasing the peaceful ravine setting and mature landscaping. The thoughtfully designed main floor features one bedroom + full bath including a generous primary master bedroom with a walk-in closet and private full ensuite. Two additional bedrooms in the basement & a second full bathroom provide comfort and convenience for family and guests. At the heart of the home is the beautifully proportioned kitchen, offering extensive cabinetry, generous counter space, a centre island, and breakfast bar. The kitchen flows effortlessly into the dining nook and inviting family room, creating an ideal setting for both intimate family gatherings and sophisticated entertaining. A separate, elegant dining room provides the perfect backdrop for memorable dinners and special occasions. A standout feature of this home is the sunroom, where you can relax, unwind, and enjoy the ever-changing views of the

surrounding landscape. Whether enjoying your morning coffee or entertaining guests, this exceptional space brings the outdoors beautifully into the home. The finished walkout level extends the home's living possibilities with a spacious family room featuring a cozy fireplace, two additional bedrooms, a full bathroom, dedicated laundry area, and abundant storage. With direct access to the backyard, this level offers exceptional flexibility for guests, family members, recreation, or a private retreat. Step outside and experience your own private backyard oasis. Mature landscaping creates a tranquil and secluded setting, while the expansive deck provides an impressive outdoor living area overlooking the ravine. It is the perfect place to entertain, dine al fresco, or simply enjoy the peaceful surroundings. A double attached garage adds valuable convenience and storage, completing this impressive property. This is a rare and highly desirable bungalow offering with tremendous potential to personalize and elevate the home to your own vision. Ideally located close to excellent schools, shopping.