



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Citadel Meadow Close NW
Calgary, Alberta

MLS # A2345974



\$1,150,000

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,484 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Sha		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: speed oven/convection microwave, steamer/styler closet in primary closet, floating shelves, bar glass rinser, vacuum system and attachments (including power head, hose and floor attachment), water softener "as is", doorbell camera, google smart speakers, garage door opener and 2 remotes, garage shelves and work bench, motorized screen - lower deck w remote, shed

OPEN HOUSE SATURDAY & SUNDAY, Oct 3 & 4, 12–2 PM | RENOVATED WALKOUT BUNGALOW | 2,722 SQ. FT. DEVELOPED | 4 BEDROOMS | SUNROOM | CUL-DE-SAC | TREED BACKDROP This is the kind of renovation that makes you stop and look twice. Offering 2,722 sq. ft. of developed interior space plus approximately 850 sq. ft. of sunroom and deck space, this 2+2 bedroom walkout bungalow is made for people who love to entertain, spend time outdoors—or both. The bright main level features vaulted, flat painted ceilings, wide-plank flooring and a beautifully renovated kitchen with skylight, ceiling-height cabinetry, quartz countertops, large island, a hidden coffee and bread centre, and a dedicated butler’s pantry. The appliance package is equally impressive, with a Thermador refrigerator, Bosch induction cooktop, Bosch wall oven and speed oven, and a panel-integrated Bosch dishwasher. The spacious primary bedroom feels like a true retreat, with a custom feature wall and a stunning ensuite featuring heated floors, a dropped backlit ceiling and an oversized glass shower and soaker tub area. Even the skylit walk-in closet has been taken to another level with custom storage and a built-in garment steamer. A second bedroom, additional bathroom and beautifully finished laundry room with ceiling-height cabinetry and a warm wood countertop complete the main level. Downstairs, the fully developed walkout feels anything but like a basement, with large windows, a generous family room with fireplace, two additional bedrooms, a full bathroom and a wet bar complete with beverage fridge, extensive cabinetry and built-in glass rinser. Clever hidden storage above the fireplaces is another example of how the details weren’t missed in this home. From here, step directly into the 276 sq. ft. sunroom—an incredible

extension of the living space with its own fireplace, walls of windows and a large motorized retractable screen that opens the room to the outdoors. Outside, 574 sq. ft. of upper and lower deck space provides even more room for dining, lounging and entertaining, all overlooking the beautiful treed backdrop. Altogether, there is more than 3,500 sq. ft. of combined indoor, sunroom and deck space to enjoy. The big-ticket items have been taken care of too, with both the furnace and hot water tank replaced in 2025, and central air conditioning already roughed in. Tech lovers will appreciate the built-in smart hub displays, smart switches, Nest-compatible thermostats, Google smart speakers and doorbell camera—all designed to let you control lighting, media and climate with your phone or voice, so you can stay cozy in bed without lifting a finger. Tucked into a quiet cul-de-sac and backing onto a treed pathway with a convenient walking route to nearby St. Brigid K–9 School, this home offers an unusual combination of beautifully finished indoor space and exceptional outdoor living. Please enjoy a virtual tour of this home by clicking the 3D tour icon.