



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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99 Citadel Grove NW
Calgary, Alberta

MLS # A2256047



\$1,015,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	23-25-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Wet Bar		
Inclusions:	awning with remote		

Beautifully maintained 1,682 sq. ft. vaulted walkout bungalow backing onto a natural ravine in desirable Morningside in Citadel. This immaculately maintained home is so versatile featuring 2 bedrooms on the main floor and 2 bedrooms in the basement, with 3 full baths. The living area offers a sunken living room with vaulted ceilings, skylights, refinished hardwood, and a three-way gas fireplace for maximum functionality and ultimate relaxation. The walkout level includes a wet bar with granite counters, high-efficiency stone surround gas fireplace, and direct access to the landscaped SE backyard. Recent upgrades include new Pex plumbing (2023), hot water tank (2024), Leaf Guard gutters (2024), Lennox high-efficiency modulating furnace with iComfort thermostat (2019), and full interior paint (2023). Additional highlights: cement tile roof, central vac (new with attachments 2025), Hunter Douglas blinds, Bosch dishwasher, two refrigerators, double attached garage, and SunSetter awning with remote. A rare walkout bungalow backing onto a private ravine setting—move-in ready with quality throughout!