



# 127 Citadel Grove Calgary Alberta

\$979,000

Nestled in the prestigious Estate area of Morningside in Citadel, this stunning 2-storey walkout offers over 3,400 sq ft of beautifully designed living space and a rare, private setting backing onto a lush private oasis with majestic views of the ravine. Boasting timeless curb appeal, pristine landscaping, and a charming front porch, this home makes a striking first impression. From the moment you step inside, you will be captivated by the hardwood flooring, the soaring ceilings, elegant archways, and expansive windows that flood the home with natural light. The expansive great room boasts an open-to-above concept and is the showpiece of the main level, complete with a cozy gas fireplace and large picture windows that frame the incredible landscape beyond. A formal dining room and private office with French doors offer both elegance and practicality. The kitchen offers an abundance of cabinetry and storage space, a central island that is ideal for meal prep or casual visits, and a spacious corner pantry. A sunny breakfast nook opens to the upper deck--the perfect place to enjoy your morning coffee or an evening beverage soaking in the magnificent beauty beyond. Additional main floor conveniences include a 2-piece powder room, laundry room, and direct access to the garage. The upper level features a spacious primary suite that includes a walk-in closet and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms share a full bathroom, and a curved overlook from the hallway adds architectural flair and open flow. The fully finished WALKOUT basement expands your living space with a large recreation area ideal for family fun with the pool table included. There is an additional bedroom and another full bathroom--creating the ideal options for guests, teens, or multi-generational living. The beautifully landscaped yard hosts mature trees, ...

4pc Bathroom 4.92 Ft x 7.42 Ft

Bedroom 13.67 Ft x 14.75 Ft

Recreational, Games room 31.92 Ft x 20.92 Ft

Storage 14.42 Ft x 12.42 Ft

2pc Bathroom 6.25 Ft x 4.50 Ft

Breakfast 9.42 Ft x 8.67 Ft

Laundry room 13.50 Ft x 6.08 Ft

Office 10.00 Ft x 12.42 Ft

Storage 9.42 Ft x 4.00 Ft

4pc Bathroom 10.25 Ft x 5.00 Ft

4pc Bathroom 9.33 Ft x 14.83 Ft

Bedroom 12.83 Ft x 16.25 Ft

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Listing Presented By:



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Dining room 13.42 Ft x 8.83 Ft

Foyer 11.92 Ft x 9.08 Ft

Kitchen 16.92 Ft x 16.92 Ft

Bedroom 12.67 Ft x 12.67 Ft

Primary Bedroom 14.67 Ft x 18.67 Ft