



# 88 Citadel Green Calgary Alberta

\$1,235,000

SPECTACULAR VIEWS overlooking the Hamptons golf course and beyond from this wonderful original owners home and unique property on a quiet street in the "hidden gem" community of Morningside Estates in Citadel. Situated on the largest lot in the area, the home is nicely set back to provide optimal privacy. With a total of 5 bedrooms and over 3900 sqf of developed space this home offers plenty of room for your family to spread out and relax. Impressive vaulted ceiling entry with hardwood throughout the main level. The bright living room, with south west facing windows, flows to a spacious dining area with a beautiful view (especially at night). Updated gourmet kitchen features premium appliances (including new refrigerator), plenty of granite counter space, cream colour cupboards, pantry and a center island that is great for preparation and serving. Pleasant eating area with bay window opens to a large deck. Perfect for summer entertaining with stunning panoramic view of the signature hole and lakes of the Hamptons golf course and far beyond to the infinite horizon. From the kitchen, step down to the relaxing family room with extensive built-ins and warm gas fireplace with upgraded granite facing. Also on the main level are a sizeable den/home office space with French doors, 2-piece bath and laundry room. Upstairs are the grand primary retreat with walk-in closet, 5 piece ensuite spa and more amazing views for you to enjoy from the relaxing sitting area. There are three additional good-sized bedrooms along with a 5-piece main bathroom. Perfect for all your family. Downstairs is the walk-out basement featuring a huge recreation room with media area, sitting area with stone facing gas fireplace, games area, and a wet bar including a fridge for all your beverages. Ideal for family gatherings, large group entertaining and to watch sports, movies and your fa...

Primary Bedroom 18.17 Ft x 15.17 Ft  
 Den 12.25 Ft x 8.33 Ft  
 5pc Bathroom 13.58 Ft x 11.50 Ft  
 Bedroom 14.00 Ft x 10.50 Ft  
 Bedroom 13.67 Ft x 11.92 Ft  
 Bedroom 12.08 Ft x 10.83 Ft

Bedroom 14.42 Ft x 11.25 Ft  
 4pc Bathroom 8.17 Ft x 4.83 Ft  
 Living room 14.83 Ft x 11.83 Ft  
 Dining room 12.83 Ft x 11.83 Ft  
 Kitchen 17.92 Ft x 12.83 Ft  
 Breakfast 9.42 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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5pc Bathroom 10.83 Ft x 5.00 Ft

Other 13.00 Ft x 5.42 Ft

Recreational, Games room 38.67 Ft x 22.00 Ft

Other 15.17 Ft x 8.08 Ft

Family room 15.92 Ft x 14.75 Ft

Office 12.83 Ft x 8.92 Ft

2pc Bathroom 7.83 Ft x 5.42 Ft