



87 Citadel Meadow Grove Calgary Alberta

\$618,000

An exceptional opportunity to own a detached home in the established, family-friendly community of Citadel! Offering generous living spaces, a functional layout, and a beautiful backyard setting with no rear neighbours, this two-storey home is filled with potential and ready for its next chapter. Step inside to a bright and welcoming main floor featuring a spacious living room, an inviting kitchen with a central island, ample cabinetry, pantry, and adjoining dining area. A separate bonus family room with a cozy gas fireplace provides the perfect space to gather and unwind, while convenient main-floor laundry adds to the home's everyday practicality. One of the home's most distinctive features is the charming sunroom, showcasing a beautiful curved glass ceiling and expansive windows that invite an abundance of natural light. This unique seasonal retreat offers a lovely space to enjoy your morning coffee, relax with a favourite book, or simply take in the surrounding greenery during the warmer months. Upstairs, three generously sized bedrooms provide comfortable accommodations for the whole family. The spacious primary bedroom features a walk-in closet and a four-piece ensuite with dual sinks, while two additional bedrooms and a full bathroom complete the upper level. Outside, the fully fenced backyard is framed by mature trees and established landscaping, creating a peaceful and private setting with no neighbours directly behind. A double attached garage and spacious driveway provide ample parking, while the mature landscaping adds to the home's welcoming curb appeal. Ideally situated close to schools, parks, playgrounds, walking and cycling pathways, shopping, and everyday amenities, Citadel offers the convenience and sense of community that make it such a desirable place to call home. With its generous footprint, distinctive sunroom, and fantastic location, this property...

Primary Bedroom 12.42 Ft x 16.50 Ft

Bedroom 13.67 Ft x 10.25 Ft

Bedroom 10.33 Ft x 10.33 Ft

Bonus Room 17.00 Ft x 16.83 Ft

Sunroom 20.92 Ft x 10.08 Ft

4pc Bathroom 4.92 Ft x 9.08 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

Kitchen 16.17 Ft x 12.08 Ft

Living room 12.25 Ft x 16.17 Ft

Dining room 12.75 Ft x 7.00 Ft

Foyer 14.00 Ft x 8.92 Ft

2pc Bathroom 5.08 Ft x 8.67 Ft

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Listing Presented By:



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