

\$1,150,000 - 72 Citadel Green Nw, Calgary

MLS® #A2128027

\$1,150,000

5 Bedroom, 3.00 Bathroom, 1,674 sqft

Residential on 0.15 Acres

Citadel, Calgary, Alberta

This immaculate, fully finished, walkout bungalow backs onto the most beautiful ravine, with world class views, and it is in the prestigious Morningside Estate area within the community of Citadel. This home is stunning and it is loaded with upgrades and features that are sure to impress even the most discerning buyers. Morning sunrises here need to be seen to be appreciated. Recent exterior upgrades include real slate stone tile roofing, premium vinyl exterior paint, concrete curbs in garden beds, new vinyl decking, and permanent LED perimeter lighting. Recent interior upgrades Include a freshly painted interior, refinished solid hardwood flooring, new blinds throughout, new upper-level bathroom countertops (cultured marble), 3 new toilets, a freshly tiled shower stall and jetted tub surround in the ensuite, new ceiling fans (upper level), some new light fixtures, a new dishwasher, an upgraded hot water tank, and a new high efficiency furnace. As soon as you open the front door you will be able to appreciate the privacy and views overlooking the ravine with the golf course down below. The main floor has vaulted ceilings, and every single room offers plenty of space. Main floor features include granite countertops, a wine rack, travertine kitchen backsplash, marble mosaic tile on the 3-way gas fireplace, heated floors in the ensuite, and a newly installed sink in laundry room. The extra wide "grand" staircase will lead you to the lower level. This lower level is sure to accommodate whatever



your heart desires with a very spacious living/family/recreation room, a wet bar, a 3rd full bathroom, and 3 additional bedrooms (5 bedrooms total). This home is a dream come true. Everything is immaculate. Please book a private viewing at your convenience, before somebody else closes a deal on this truly rare offering!

Built in 1996

Essential Information

MLS® #	A2128027
Price	\$1,150,000
Sold Price	\$1,135,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,674
Acres	0.15
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	72 Citadel Green Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4G6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Mantle, Raised Hearth, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Private, Views
Roof	See Remarks
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 8th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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