

**119 Citadel Meadow Grove NW  
Calgary, Alberta**

**MLS # A2320785**



**\$768,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,751 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning, fully renovated two-storey home in the highly sought-after community of Citadel NW, offering over 2,200 sq. ft. of beautifully finished living space, including a luxurious sauna room and an impressive 300+ sq. ft. enclosed sunroom. Ideally located just minutes from Beacon Hill Shopping Centre, Costco Wholesale, and the Shane Homes YMCA at Rocky Ridge, this exceptional property combines modern upgrades, comfort, and convenience. One of its standout features is the bright, enclosed sunroom, surrounded by beautiful flowers and greenery, creating a peaceful retreat for year-round enjoyment. Whether hosting family gatherings, entertaining guests, or simply relaxing with a morning coffee, this versatile space allows you to enjoy the beauty of every season in comfort. Extensively renovated throughout, the home features a brand-new roof, new kitchen, new appliances, new furnace, new hot water tank, and custom-built cabinetry and storage solutions at the front entrance. The gourmet kitchen showcases granite countertops, quality appliances, ample cabinetry, and a large island with breakfast bar seating. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and a spacious bonus room ideal for family living, a home office, or a media room. The luxurious primary retreat features a walk-in closet and a spa-inspired 5-piece ensuite. The fully finished basement expands the living space with a fourth bedroom, a den, a full bathroom, and a private sauna room, providing the perfect space to relax and unwind. Good to buy, good to live and good to invest.