

# \$799,800 - 60 Citadel Peak Mews Nw, Calgary

MLS® #A2249803

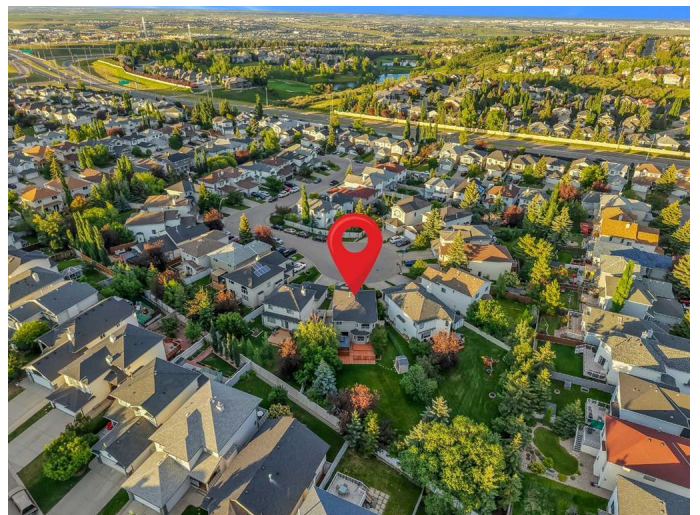
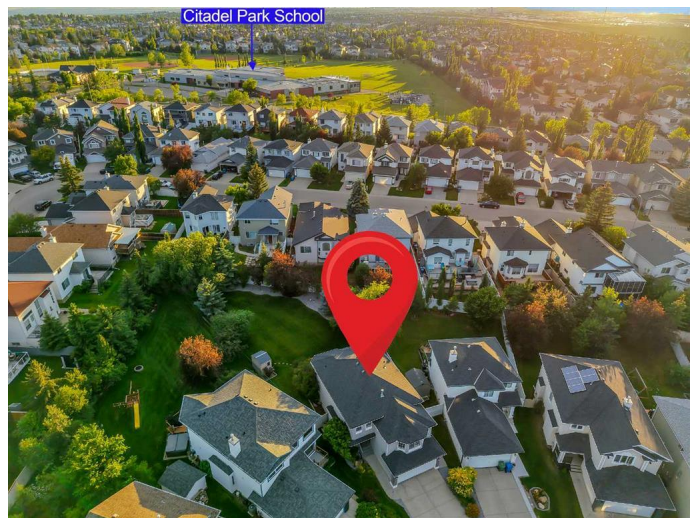
**\$799,800**

4 Bedroom, 3.00 Bathroom, 1,987 sqft

Residential on 0.21 Acres

Citadel, Calgary, Alberta

A MASSIVE PIE LOT with over 9000 sq/ft creating a BACKYARD OASIS most of us just dream of. Nestled in a QUIET CUL-DE-SAC this UPDATED FAMILY HOME with 4 BEDROOMS + BONUS ROOM + MAIN FLOOR OFFICE + DEVELOPED BASEMENT includes CENTRAL A/C and a HEATED GARAGE | Enjoy your new life WALKING TO PARKS & SCHOOLS & TRANIST & the COMMUNITY CENTRE on the days you aren't just chillin with the family creating life long memories in your backyard. Nestled in a quiet cul-de-sac in the heart of Citadel, this inviting family home combines comfort, function and a true connection to the outdoors. Central air conditioning, a heated double attached garage and one of the largest pie-shaped lots in the community with a sun-soaked southwest backyard make it a standout choice. Mature trees and full fencing surround the yard, creating a private oasis perfect for both relaxation and play. Summer evenings can be spent unwinding beneath the gazebo on the 3-tiered deck, hosting lively BBQs or watching children run across a green space that feels more like your own park than a backyard. Inside, carefully considered updates pair with a layout designed for everyday living. At the front, a bright den with French doors provides privacy for working from home or pursuing creative projects. The kitchen, with granite counters, stainless steel appliances, crisp white cabinetry and a walk-in pantry, anchors the main floor. A sunny bayed dining nook



frames peaceful backyard views, while the adjacent living room features a striking stone-clad wall and generous windows, inviting both light and connection. A discreetly located powder room completes the main level. Upstairs, a full-height stone fireplace makes the oversized bonus room an inviting retreat for family gatherings or cozy nights in. The primary bedroom comfortably accommodates a king-sized bed and includes a walk-in closet plus a 4-piece ensuite with a jetted tub that promises relaxation. Two additional bedrooms and a well-appointed full bathroom round out the upper floor. The finished lower level expands your options with a massive rec room, built-ins framing a second fireplace and a fourth bedroom ideal for guests, teenagers or extended family. Added conveniences include a central vacuum system, extra driveway parking and a charming front porch that sets a welcoming tone from the moment you arrive. Beyond the home, youâ€™re just a short walk to Citadel Park with its playground, tennis courts, skating rink and community centre. Schools, green spaces and transit are all nearby, offering both practicality and lifestyle. Rarely do homes with lots this large and this private come to market in Citadel, this is your chance to make it yours!

Built in 1996

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2249803  |
| Price          | \$799,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,987     |
| Acres          | 0.21      |
| Year Built     | 1996      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 60 Citadel Peak Mews Nw |
| Subdivision | Citadel                 |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3G 4H6                 |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                             |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                      |
| Lot Description   | Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 20                  |
| Zoning         | R-CG                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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