



GRASSROOTS
REALTY GROUP

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129 Citadel Ridge Close NW
Calgary, Alberta

MLS # A2221067



\$738,800

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Lawn, Other, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Piano

Open House 1-3pm on Saturday and Sunday. Beautiful 4 spacious bedrooms home with great location! Walking distance from 3 schools which will take your kids all the way from kindergarten to grade 12. St. Brigid school just an easy walk down the quiet green genial hill. On the main level of this property you will find a beautiful kitchen, finished with dark granite countertops, complementing tile backsplash, maple cupboards, and stainless steel appliances. The main level also features a formal dining area, living room, laundry room, home office, a half bath, and travertine tile. On the upper level, this property includes 4 beds, 2 baths, and oak hardwood flooring. The large master bedroom is complemented by its 5-piece ensuite and beautiful views. The basement is finished and adds an additional 977sf, bringing the developed living area of this house to just over 3,000sf! The nice and open floor plan leaves the possibilities for this basement up to your imagination. The backyard has a multi leveled deck, giving you multiple areas to sit down, relax, and enjoy the view! In springtime the lilacs flower and the trees bloom, giving you some nice additional shade and privacy. The community features a community center, outdoor hockey rink, 4 baseball diamonds, tennis court, 2 large soccer fields, 14 playgrounds, religious facility, and lots of walking paths. Hop on Stoney Trail and be in the mountains in as little as an hour!