



GRASSROOTS
REALTY GROUP

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**50 Citadel Ridge Green NW
Calgary, Alberta**

MLS # A2237561



\$849,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub		

Inclusions: N/A

Immaculate & Spacious 2-Storey Home in the Heart of Citadel | 2,275 SQ FT Above Grade | Fully Finished Basement | Prime Location
Welcome to this exceptionally well-maintained family home offering over 3,200 sq ft of developed living space in the highly sought-after & family friendly community of Citadel. Situated on a quiet street, this home impresses with its functional layout, quality upgrades, and bright, open-concept design. The main level features a formal living and dining area, 2 pc bath, a dedicated home office/den with double French doors, and a cozy family room with a gas fireplace. The upgraded kitchen is a chef's dream—complete with built-in stainless steel appliances, a gas cooktop, chimney hood fan, corner pantry, large island with seating, and a bright breakfast nook overlooking the beautifully landscaped backyard. Step out to the large deck and patio—perfect for outdoor entertaining. Hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, you'll find a well-placed laundry room, two spacious bedrooms, a full 4-piece bathroom, and a stunning primary suite featuring a 5-piece ensuite with a corner soaker tub, separate shower, makeup vanity, and a walk-in closet. The fully finished basement expands your living space with a huge rec room, second gas fireplace, wet bar, fitness area, a 3-piece bathroom, and a den/flex room behind double French doors—ideal as a home gym, hobby room, or guest space (note: no window). The larger than average backyard offers beautiful landscaping, open views, and plenty of space for family fun and relaxation. The double attached garage is fully insulated and drywalled. Located minutes from schools, parks, shopping, and with quick access to Stoney Trail, Country Hills Blvd, and major transit routes, this is the perfect home for families or anyone seeking

a move-in-ready property in a great neighborhood with a great amenities. Don't miss your chance. Check out the virtual tour/multimedia link for more information and book your private showing today!