



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2238015**



**\$824,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Irregular Lot,		

<b>Heating:</b>	Central, Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained , 2447 sq ft family home in the highly desirable community of Citadel, offering over 3,440 sq ft of comfortable living space (CHECK OUT the VIRTUAL TOUR). Perfectly situated on a quiet street and backing directly onto a park and playground, this property provides a rare combination of peaceful surroundings and easy access to family-friendly amenities. Inside, you'll find a spacious and functional layout with 5 generous sized bedrooms—4 upstairs and 1 in the finished basement—making it ideal for growing families. The NEWLY RENOVATED, open-concept kitchen features elegant quartz countertops, a large island, and plenty of cabinetry, making it a true chef's delight. The main floor also offers a versatile office or craft room for remote work or creative projects, as well as convenient main floor laundry. Upstairs, a generous bonus room provides extra space for relaxation or play, while the primary suite boasts a walk-in closet a 5pc ensuite with double sinks and a dedicated makeup area. The finished basement includes a large recreation area, a bedroom with a large egress window, and a brand new four-piece bathroom. It is also ready for a wet-bar with plumbing and electrical for sink, dishwasher, and Microwave —perfect for guests or EXTENDED family. House also boasts of Oversized double attached garage with high ceilings—easily fits two full-size SUVs and includes a dedicated workshop area, ideal for storage, hobbies, or additional workspace. Step outside to enjoy the expansive two-level deck overlooking a low-maintenance backyard and the beautiful green space beyond. With schools, parks, shopping, and major routes like Stoney Trail and Crowchild just minutes away, this home truly has it all. Don't miss your chance to make it

yours&mdash;explore the virtual tour and book your private showing today!