



GRASSROOTS
REALTY GROUP

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113 Citadel Ridge Green NW
Calgary, Alberta

MLS # A2255096



\$739,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,789 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome home to Citadel! This lovingly maintained home sits on a massive, pie shaped lot with a sunny south backyard. The main floor is ideal for hosting gatherings with an open floor plan between the kitchen living and dining room. The kitchen features a gas range and granite countertops with ample storage and stainless steel appliances. Upstairs, the functional layout offers 3 well-sized bedrooms including the primary suite with a walk in closet and ensuite. The bonus room lives up to its name - a true bonus; featuring vaulted ceilings, a gas fireplace and large window overlooking the cut-de-sac. Downstairs you'll find a fully finished lower level adding space and value to this incredible home. Outside though, the back yard is a landscaping masterpiece. The extra-large lot measuring nearly 8000 square feet is a rarity in itself; but the landscaping, large composite deck and more mature trees create a park-like atmosphere. Freshly painted and lovingly maintained, some of the notable improvements include a new furnace (2024), roof (2023), and full kitchen renovation(2017). Rich in amenities, the Citadel neighbourhood offers easy access to major arteries of the city. Call your favourite agent for a private showing today!