



GRASSROOTS
REALTY GROUP

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50 Citadel Ridge Green NW
Calgary, Alberta

MLS # A2264528



\$789,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	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, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	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, Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub		
Inclusions:	N/A		

Newly renovated 2-Storey Home in Citadel | 2,275 SQ FT Above Grade | 3,200+ SQ FT Total | Fully Finished Basement | New Roof 2024 | 4 Bedrooms | 3.5 Bathrooms Welcome to this exceptionally well-maintained and recently upgraded family home located on a quiet street in the desirable community of Citadel. With over 3,200 sq ft of developed living space, this 2-storey home features 3 bedrooms up, a fully finished basement, and numerous recent updates throughout. Main floor offers a formal living/dining area, private den/office with French doors, cozy family room with gas fireplace, and a beautifully upgraded kitchen with wood cabinetry, granite counters, large island, built-in server with drawer microwave, pull-out pantry & garbage, brand new gas cooktop, and stainless steel appliances. A bright breakfast nook leads to the large deck and landscaped backyard. Hardwood floors run throughout the main level. Upper floor features new hardwood flooring, a convenient laundry room with new tile, two spacious bedrooms, and a fully renovated 4-piece bathroom. The primary suite offers a walk-in closet and a newly renovated stunning 5-piece ensuite with soaker tub, separate shower, quartz counters, undermount sinks, new faucets, New lighting, one-piece toilet, and updated tile flooring. The fully finished basement includes a huge rec room with second gas fireplace, wet bar, fitness area, 3-piece bath with wall-mounted electric heater, and a Bedroom. Additional Upgrades: New paint all over(interior & exterior front), New light fixtures, chandeliers, and door handles, Central vacuum system, New roof (2024), Wall-mounted electric heaters in basement bath, hallway, and bedroom. Prime location with easy access to Stoney Trail, Country Hills Blvd, schools, parks, and shopping. Check out the virtual tour/multimedia link and book your private showing today!

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