



**32 Citadel Ridge Place NW  
Calgary, Alberta**

**MLS # A2296204**



**\$757,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Garden, Landscaper		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Skylight(s), Storage, Vinyl Windows		

**Inclusions:** Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Vacuum/Attachments, 2 Sheds

**\*\*Open House: Saturday, April 25th, 1:30 PM &ndash; 3:30 PM\*\*** Welcome to one of the finest offerings in Citadel&mdash;where comfort meets quiet prestige. Tucked into a peaceful cul-de-sac on a rare pie-shaped lot, this extensively renovated home delivers over 2,900 sq. ft. of refined living space, thoughtfully redesigned with a timeless, designer touch. Step inside to soaring ceilings, a sun-filled skylight, and a striking glass-railling loft that sets the tone for elegance throughout. The heart of the home is a chef-inspired kitchen featuring quartz countertops, Samsung stainless steel appliances, under-cabinet lighting, and seamless flow to a private side deck&mdash;complete with a natural gas hookup for effortless outdoor entertaining. Upstairs, the primary retreat offers a spa-like ensuite and energy-efficient triple-pane windows, while LED pot lighting and curated finishes elevate every corner of the home. The walkout level is built for living&mdash;featuring a spacious lounge, third bedroom, and direct access to a massive composite deck with privacy walls. Downstairs, a versatile lower level opens the door to a home theatre, wet bar, or even a fourth bedroom&mdash;adaptable to your lifestyle. Comfort is complete with central A/C, a double attached garage with hot and cold water, and two additional storage sheds. Location seals the deal. Living in Citadel means: Quick access to Stoney Trail & Crowchild Trail Nearby parks, pathways, and scenic green spaces Top-rated schools and family-friendly streets Minutes to shopping, amenities, and everyday essentials This is more than a home&mdash;it&rsquo;s a statement. Opportunities like this are rare. Come see it before someone else calls it theirs.