



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**60 Citadel Ridge Close NW
Calgary, Alberta**

MLS # A2299388



\$699,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE this SAT, Apr 11th at 2-4PM**** Watch your kids walk to school! Welcome to this beautiful 2-storey family home in the desirable community of Citadel, offering 3 bedrooms, 2.5 bathrooms, and 1,956 sq. ft. of living space, ideally located just steps from St. Brigid School, walking paths, and Citadel Way Park with nearby soccer fields and a baseball diamond—perfect for active family living. Step inside to a functional main level featuring a versatile Den/flex room with a large front-facing window—ideal for a home office or study. Continue into the heart of the home where you’re greeted by a soaring 2-storey Living Room, filled with natural light from expansive windows and anchored by a cozy gas fireplace, creating a bright and open atmosphere. The well-appointed Kitchen offers a central island with raised eating bar, stainless steel appliances, and a convenient corner pantry, seamlessly connecting to the Dining area with direct access to the spacious two-tier deck—perfect for everyday living and entertaining. A powder room completes this level. On the upper level, a loft area provides additional flexible living space—ideal for relaxing, reading, or family gatherings. The spacious Primary Bedroom features a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower, offering a comfortable retreat. Two additional well-sized bedrooms and another full 4-piece bathroom complete this level. The unfinished basement awaits your imagination, offering great potential for future development. Additional highlights include NO Poly B plumbing for added peace of mind, along with a double attached garage providing secure parking and everyday convenience. Step outside to enjoy the fully fenced and landscaped backyard, complete with a large two-tier deck and plenty of space for kids to play or for hosting summer gatherings. Located

in a quiet, family-friendly community with strong access to everyday conveniences, this home is surrounded by excellent schools, parks, and green spaces. Residents enjoy quick connectivity to major routes including Stoney Trail, making commuting across the city simple and efficient. Just a short drive away is Crowfoot Crossing, offering a wide range of shopping, dining, grocery, and services, adding exceptional lifestyle convenience to this already highly desirable location.