



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

181 Citadel Ridge Close NW
Calgary, Alberta

MLS # A2311345



\$699,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,923 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This beautiful family home in the quiet community of Citadel, is set on a large pie lot and a peaceful street. The two-story home features a double garage and a wide-open main floor, perfect for family living. The upgraded kitchen boasts new cabinets, quartz counters, and a walk-through pantry. The spacious main floor also includes a great room, a convenient den area, a two-piece bath, a laundry room, and a large dining area. Upstairs, your greeted with a huge bonus room with a corner gas fireplace, three spacious bedrooms, a newly renovated main bathroom, and a large ensuite with a soaker tub, separate shower, and walk-in closet. The home also features a recent furnace and central air conditioning. Citadel offers great parks, schools, and easy access to shopping and transit, making it a perfect family neighborhood.