



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

MLS # A2315558



\$775,000

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|------------------|---|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,925 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.01 Acre | | |
| Lot Feat: | Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum | | |

Inclusions: A third refrigerator in the garage.

Beautiful 5-bedroom detached family home with an attached double garage, located on a desirable street in Citadel. This home features a legal basement suite with its own kitchen, 2 bedrooms, bathroom, storage space, separate side entrance, and private laundry — ideal for rental income while maintaining your privacy. The main floor offers 9-foot ceilings, large windows with plenty of natural light, hardwood flooring, and a spacious modern kitchen with an island, shaker-style cabinets, granite countertops, pantry, and dining area. You’ll also find a bright living room with a cozy gas fireplace, a formal dining room or den with French glass doors, a convenient laundry area, and a 2-piece bathroom. Upstairs features a large bonus/family room with vaulted ceilings and three spacious bedrooms. The primary bedroom includes a walk-in closet and a luxurious 4-piece ensuite with a soaker tub and separate shower. The backyard is fully fenced and landscaped, complete with a large deck that’s perfect for relaxing or entertaining outdoors. Conveniently located within walking distance to bus stop, Public and Catholic schools, parks, and recreational amenities including tennis, basketball, baseball, and hockey facilities. Close to shopping and everyday essentials such as Medical Clinic, Shoppers, Costco, Real Canadian Superstore, Starbucks and easy access to major roadways ie. Stoney Trail.