

**50 Citadel Ridge Green NW**  
**Calgary, Alberta**

**MLS # A2264528**



**\$824,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Citadel                            |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 2,276 sq.ft.                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Off Street |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard                          |               |                   |

|                    |                                                                                                                                          |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl Plank                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Mixed, Post & Beam, Vinyl Siding, Wood Frame                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub |                   |      |
| <b>Inclusions:</b> | 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!