



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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

**MLS # A2237561**



**\$796,000**

<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>	3	<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	<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, French Door, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub		

**Inclusions:** Basement Wall mount Heaters, Projection TV, Central Vacuum

Immaculate & Spacious 2-Storey Home in the Heart of Citadel | 2,275 SQ FT Above Grade | Fully Finished Basement | New ROOF 2024. Prime Location. Welcome to this exceptionally well-maintained family home offering over 3,200 sq ft of developed living space in the highly sought-after & family friendly community of Citadel. Situated on a quiet street, this home impresses with its functional layout, quality upgrades, and bright, open-concept design. The main level features a formal living and dining area, 2 pc bath, a dedicated home office/den with double French doors, and a cozy family room with a gas fireplace. The upgraded kitchen is a chef's dream—complete with built-in stainless steel appliances, a gas cooktop, chimney hood fan, pull out pantry, pull out waste bin, corner pantry, large island with seating, and a bright breakfast nook overlooking the beautifully landscaped backyard. Step out to the large deck and patio—perfect for outdoor entertaining. Hardwood flooring runs throughout the main level, adding warmth and elegance. Upstairs, you'll find a well-placed laundry room, two spacious bedrooms, a full 4-piece bathroom, and a stunning primary suite featuring a 5-piece ensuite with a corner soaker tub, separate shower, makeup vanity, and a walk-in closet. The fully finished basement expands your living space with a huge rec room, second gas fireplace, wet bar, fitness area, a 3-piece bathroom, and a den/flex room behind double French doors—ideal as a home gym, hobby room, or guest space (note: no window). The larger than average backyard offers beautiful landscaping, open views, and plenty of space for family fun and relaxation. The roof was replaced in 2024. The double attached garage is fully insulated and drywalled. Located minutes from schools, parks, shopping, and with quick access to Stoney

Trail, Country Hills Blvd, and major transit routes, this is the perfect home for families or anyone seeking a move-in-ready property in a great neighbourhood with a great amenities. Don't miss your chance. Check out the virtual tour/multimedia link for more information and book your private showing today!