

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

MLS # A2255096

\$739,900



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to Citadel! This lovingly maintained home sits on a massive, pie shaped lot with a sunny south backyard. The main floor is ideal for hosting gatherings with an open floor plan between the kitchen living and dining room. The kitchen features a gas range and granite countertops with ample storage and stainless steel appliances. Upstairs, the functional layout offers 3 well-sized bedrooms including the primary suite with a walk in closet and ensuite. The bonus room lives up to its name - a true bonus; featuring vaulted ceilings, a gas fireplace and large window overlooking the cut-de-sac. Downstairs you'll find a fully finished lower level adding space and value to this incredible home. Outside though, the back yard is a landscaping masterpiece. The extra-large lot measuring nearly 8000 square feet is a rarity in itself; but the landscaping, large composite deck and more mature trees create a park-like atmosphere. Freshly painted and lovingly maintained, some of the notable improvements include a new furnace (2024), roof (2023), and full kitchen renovation(2017). Rich in amenities, the Citadel neighbourhood offers easy access to major arteries of the city. Call your favourite agent for a private showing today!