



THE
A-TEAM

**RE/MAX
FIRST**

161 CITADEL RIDGE Close, Calgary T3G 4V5

MLS®#: **A2175123** Area: **Citadel** Listing **10/24/24** List Price: **\$724,900**
 Status: **Pending** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,929**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,477 sqft** Ttl Sqft: **1,929**
 Lot Shape:

DOM

5
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot,Lawn,Landscaped,Level,Many Trees,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,See Remarks**
 Sewer: Flooring: **Carpet,Ceramic Tile,Hardwood,See**
 Ext Feat: **Private Yard** **Remarks,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,French Door,High Ceilings,Kitchen Island,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 14`0"	Kitchen	Main	11`2" x 14`1"
Breakfast Nook	Main	10`11" x 6`11"	Library	Main	11`6" x 8`10"
Foyer	Main	6`10" x 5`7"	2pc Bathroom	Main	4`1" x 5`3"
Bedroom - Primary	Second	17`2" x 11`10"	4pc Ensuite bath	Second	12`6" x 8`3"
Bedroom	Second	12`7" x 10`1"	Bedroom	Second	12`7" x 9`11"
Laundry	Main	9`2" x 7`1"	4pc Bathroom	Second	8`0" x 5`0"

Bonus Room	Second	16`10" x 13`6"	3pc Bathroom	Lower	8`1" x 4`11"
Bedroom	Lower	11`5" x 7`11"	Bedroom	Lower	12`1" x 9`9"
Game Room	Lower	17`9" x 17`7"	Laundry	Basement	0`0" x 0`0"
Furnace/Utility Room	Lower	21`8" x 7`6"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9813000**

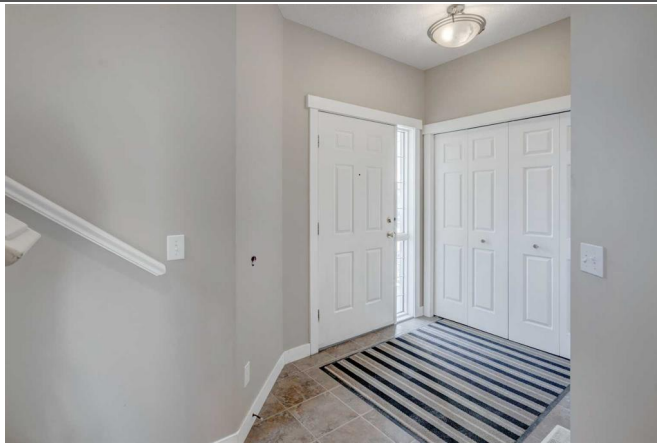
Zoning:
R-CG

Remarks

Pub Rmks: **Charming 5-Bedroom Detached Home with Legal Suite in Citadel! Discover this beautifully maintained, fully developed 5-bedroom, 3.5-bathroom detached home, offering over 2,650 square feet of living space, a double attached garage, and a LEGAL SUITE (in process) in the highly desirable community of Citadel. The main level features an open floor plan with soaring 9-foot ceilings and large windows that flood the space with natural light. The cozy family room, complete with a gas fireplace and elegant hardwood flooring, offers the perfect spot for relaxation. The layout also includes a spacious dining or study room and a modern kitchen with contemporary shaker-style cabinets, a large center island with granite countertops, and upgraded stainless steel appliances. The extended dining area is ideal for entertaining, and the adjacent sun-soaked patio opens to a private, beautifully landscaped backyard. The upper level boasts a large bonus room with vaulted ceilings, a luxurious master suite with a walk-in closet and 4-piece ensuite, plus two additional well-sized bedrooms and a 4-piece bath. The professionally finished lower level, with its own private entrance, includes a 2-bedroom legal suite. This suite features a well-designed kitchen, a large recreation room, two bright bedrooms, and a full 3-piece bathroom. Both the main home and the suite have separate laundry facilities, adding convenience and versatility. Recent upgrades include a brand-new legal basement suite and newer roof shingles. The fully fenced, spacious backyard features a large deck and well-kept landscaping, perfect for outdoor gatherings. With rental income potential from the lower suite (estimated at \$1,500 per month), this property offers both luxury and investment value. Ideally located within walking distance to schools, shopping, recreational facilities, bus stops, and the LRT station, with easy access to major roadways, this home offers unparalleled convenience and comfort. For more details, view additional pictures and virtual tour links.**

Inclusions:
 Property Listed By: **Fridge in the basement Kitchen
 RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





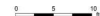






161 Citadel Ridge Close NW, Calgary, AB

Main Floor Exterior Area 850.75 sq ft
Interior Area 798.54 sq ft
Excluded Area 440.61 sq ft



PREPARED: 2024/10/24



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

161 Citadel Ridge Close NW, Calgary, AB

2nd Floor Exterior Area 1072.67 sq ft
Interior Area 958.21 sq ft



PREPARED: 2024/10/24



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161 Citadel Ridge Close NW, Calgary, AB

Basement (Below Grade) Exterior Area 234.20 sq ft
Interior Area 238.18 sq ft



PREPARED: 2024/10/24



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