



## 161 Citadel Ridge Close Calgary Alberta

\$724,900

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 a...

Primary Bedroom 17.17 Ft x 11.83 Ft

4pc Bathroom 12.50 Ft x 8.25 Ft

Bedroom 12.58 Ft x 10.08 Ft

Bedroom 12.58 Ft x 9.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Bonus Room 16.83 Ft x 13.50 Ft

Recreational, Games room 17.75 Ft x 17.58 Ft

Furnace 21.67 Ft x 7.50 Ft

Living room 14.00 Ft x 14.00 Ft

Kitchen 11.17 Ft x 14.08 Ft

Breakfast 10.92 Ft x 6.92 Ft

Study 11.50 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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CIR

REALTY

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Laundry room .00 Ft x .00 Ft  
3pc Bathroom 8.08 Ft x 4.92 Ft  
Bedroom 11.42 Ft x 7.92 Ft  
Bedroom 12.08 Ft x 9.75 Ft

Foyer 6.83 Ft x 5.58 Ft  
2pc Bathroom 4.08 Ft x 5.25 Ft  
Laundry room 9.17 Ft x 7.08 Ft