

DEXTER/CO

LUXURY REAL ESTATE



CORNER LOT FAMILY HOME

160 CITADEL BLUFF CLOSE NW
CALGARY, AB
COMMUNITY OF CITADEL

exp[®]
REALTY

LUXURY

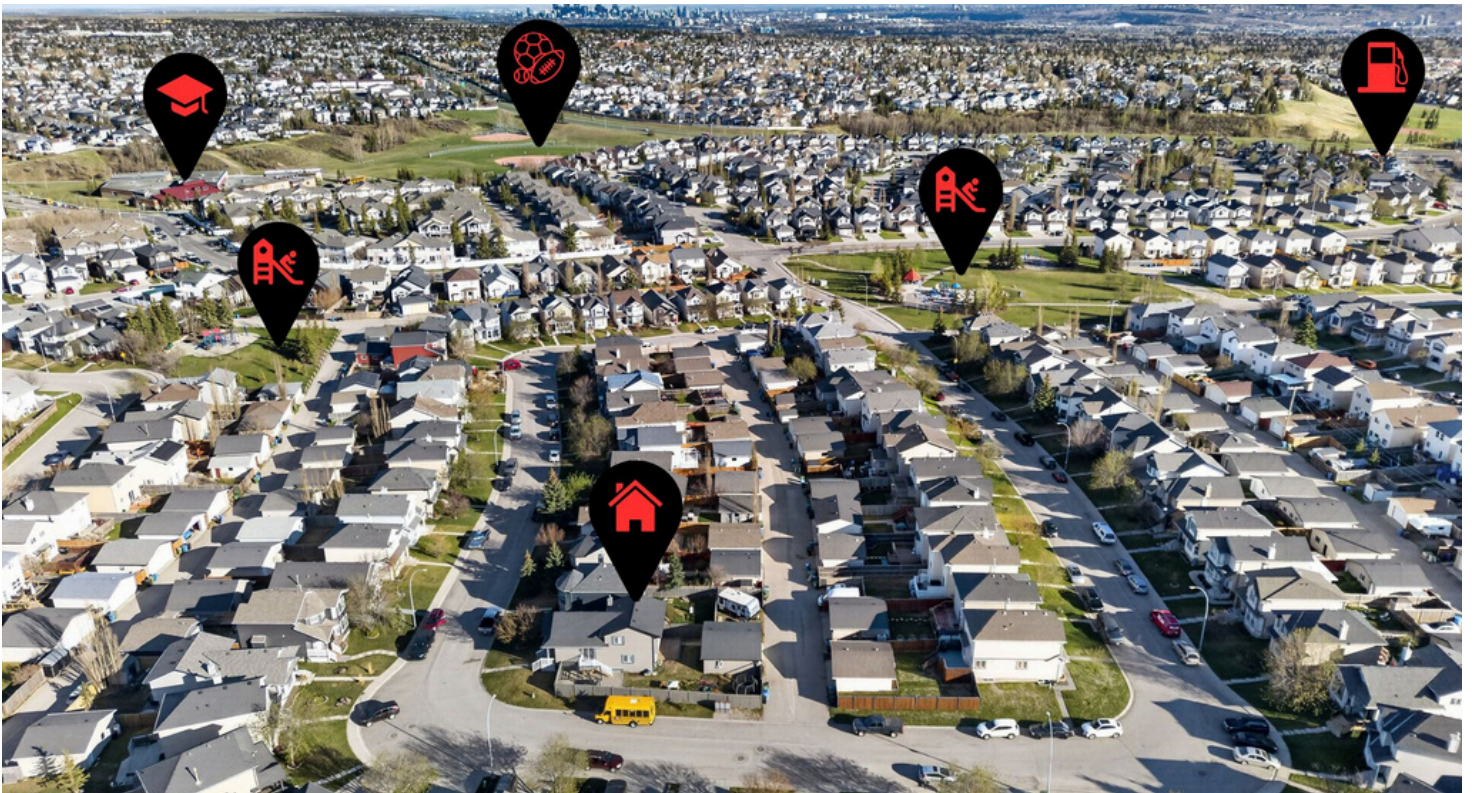
PROPERTY SPECS

3 BD 2 BA 1,977 SF

- SOUTHWEST FACING BACKYARD
- LARGE CORNER LOT
- OPEN 4 LEVEL SPLIT
- OVERSIZED DOUBLE GARAGE
- EXTENSIVE RENOVATIONS & UPGRADES THROUGHOUT

PROPERTY STATS

PROPERTY TYPE	4 LEVEL SPLIT
YEAR BUILT	2001
TOTAL DEVELOPED SF	1,977
ABOVE GRADE SF	1,437
LOT SIZE	4,448 SF





THE IDEAL LOCATION

This well maintained 4-level split in Citadel offers a functional and open floor plan designed for modern family life. Situated on a premium corner lot, this home combines unique architectural interest with significant upgrades for total peace of mind.

KEY FEATURES:

- Oversized double detached garage
- Private Southwest-facing backyard
- Corner lot with no sidewalk to shovel



YOU HAVE ARRIVED

From the moment you step inside, this elegant 4 level split welcomes you with timeless style and a bright, airy atmosphere designed for both family comfort and sophisticated entertaining.

KEY FEATURES:

- Soaring vaulted ceilings
- Freshly updated neutral wall paint
- Open floorplan
- Tiled entry & brand new LVP flooring throughout
- Sun-drenched interior







SPLIT-LEVEL LIVING

This home offers multiple living spaces and arrangements to perfectly suit a growing family! Whether its the main-level open floorplan offering easy transitions throughout the living room, kitchen, and dining areas or your heading down a few steps to the expansive family room space that offers superb flexibility, this home has you covered!

KEY FEATURES:

- Expansive family room with media area, a gas fireplace, direct access to the backyard, & more than enough space to add a games area or anything else your family needs!
- Large windows allowing sunlight to pour in through multiple elevations
- Multiple outdoor patio access points
- High ceilings



WELL-APPOINTED KITCHEN & DINING

Designed as the heart of the home, this updated kitchen combines classic features with updated design and a layout maximizing prep space and smooth transitions from cooking to dining.

KEY FEATURES:

- Quartz island countertop with breakfast bar
- Sunny dining area opening to side patio
- Open sightlines
- Updated hardware & cabinet colors
- Upgraded appliances







PRIMARY-SUITE SANCTUARY

Just a few steps upstairs, resides your primary bedroom, the ideal retreat after a long day!

KEY FEATURES:

- Well appointed bedroom space that accomodates a king sized bed easily
- Shiplap feature wall
- Walk-through closet
- Bright 4-piece semi-ensuite
- SW light flooding into the room
- Close proximity to kids bedrooms







ADDITIONAL BEDROOMS

Two additional bedrooms on the upper-level are ideal for young kids, guests, or a home office!

KEY FEATURES:

- Fun color palettes great for kids
- Adjacent to the top floor bathroom
- Large windows allowing sunlight to flood in
- Ideal closet sizes
- Close proximity to the primary bedroom





LOWER-LEVEL FLEX SPACE

Here is your blank canvas! Home gym, guest bedroom, play space, and home office are just some of the great uses this space would be ideal for!

KEY FEATURES:

- Large window for sunlight
- Carpet flooring
- Adjacent to four piece bathroom
- Fresh paint
- Generous kids activity space
- Thoughtful customization options



AUXILIARY SPACES

Further adding to the overall convenience of this home are thoughtfully designed spaces that handle the logistics of everyday life with ease and style.

KEY FEATURES:

- Laundry area attached to basement bathroom: Features front-loading washer and dryer for everyday convenience.
- Oversized double detached garage: Expansive space with a built in office plus room for vehicles and storage
- Large crawl space great for seasonal storage



RENOVATIONS & UPGRADES

MECHANICAL & INTERIOR

- High-Efficiency Furnace (2021)
- Hot Water Tank (2021)
- Central A/C
- Brand new LVP flooring
- Freshly painted walls throughout
- New baseboards
- Kitchen cabinets painted & new hardware installed
- Kitchen island extended & Quartz counter installed
- Upgraded kitchen appliances

EXTERIOR

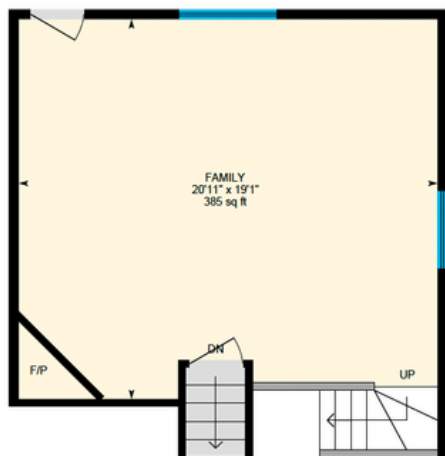
- Removable fence for trailer parking on side of backyard
- Freshly painted trim
- Gravel pad with metal frame gazebo
- 6 new trees planted along west-facing fence line
- Freshly painted fence



FLOORPLANS



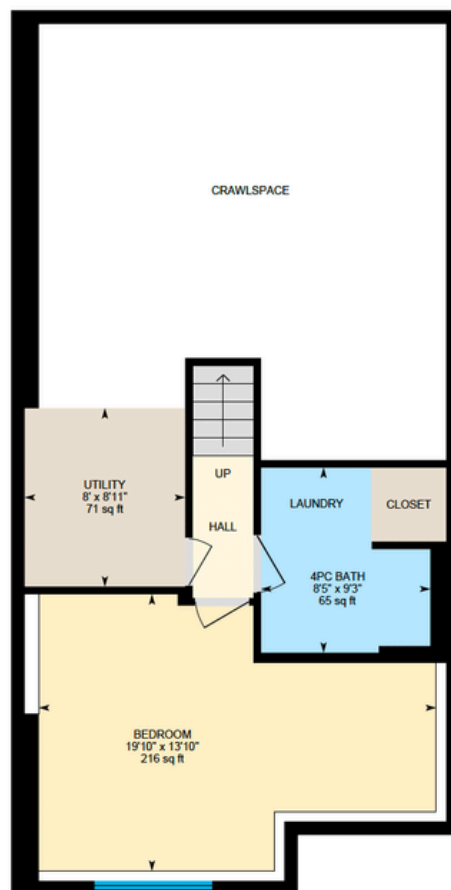
MAIN-LEVEL
531 SF



LOWER-LEVEL
434 SF



UPPER-LEVEL
472 SF



BASEMENT-LEVEL
513 SF



COMMUNITY OF CITADEL

Nestled in Calgary's scenic northwest, Citadel is a vibrant, family-oriented community celebrated for its distinctive circular design and abundant green spaces. The neighborhood is characterized by its rolling hills and park-centric layout, offering residents a serene suburban atmosphere that feels worlds away from the city's core while maintaining excellent connectivity. This sought-after location perfectly balances quiet residential life with quick access to some of the city's best outdoor pathways and mountain views.

The community supports an active lifestyle with local playgrounds, central parks, and proximity to the Shane Homes YMCA. Residents enjoy quick access to Beacon Hill shopping and efficient commuting via Stoney and Sarcee Trails.

Families benefit from in-community public and Catholic schools and an extensive paved pathway system. These features create a welcoming, established environment perfect for growing families seeking a true sense of community.



**KYLE
DEXTER**
TEAM LEAD

C | 403.690.7589
E | KYLE@DEXTERANDCO.CA
IG | @KTDEXTER



**JARED
CLARK**
REAL ESTATE ADVISOR

C | 403.555.2275
E | JARED@DEXTERANDCO.CA
IG | @JAREDDANIELCLARK



**OLIVIA
POPOWICH**
REAL ESTATE ADVISOR

C | 403.472.1174
E | OLIVIA@DEXTERANDCO.CA
IG | @OLIVIAPOPOWICHHOMES



**RYAN
WOOLMAN**
REAL ESTATE ADVISOR

C | 403.919.8673
E | RYAN@DEXTERANDCO.CA
IG | @RYANWOOLMANREALESTATE



**VICTOR
SOLORZANO**
REAL ESTATE ADVISOR

C | 403.555.2275
E | VICTOR@DEXTERANDCO.CA
IG | @VSOLORZANORE



**JOSH
WHITE**
REAL ESTATE ADVISOR

C | 403.333.5480
E | JOSH@DEXTERANDCO.CA
IG | @JOSHWHITEYYC



ZHU DEXTER
DIRECTOR OF GOOD VIBES

C | 403.555.2275
E | ZHU@DEXTERANDCO.CA
IG | @GOODBOY_ZHU