

## 549 Citadel Meadow Bay NW Calgary, Alberta

**MLS # A2221373**



# \$828,000

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,011 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to this Charming 2 storey Walkout home located in a quiet cul de sac offering 2,011 sq ft of comfortable and stylish living space, ideally located backing onto a serene greenbelt and ravine enjoy peaceful tree lined views from your own backyard oasis. This home features new triple pane windows throughout, filling the home with natural light, and newly finished hardwood floors that add warmth and elegance to the main living areas. The spacious layout includes main floor laundry with washer and dryer, and a new exterior door for added efficiency and curb appeal. The heart of the home is the updated kitchen, complete with a walk in pantry, added cupboard storage, a large quartz island, and an upgraded stone back splash perfect for cooking, entertaining, or everyday family meals. The kitchen opens to the living room with a cozy fireplace, creating a welcoming and connected main floor. Upstairs features a large loft ideal for a office /study area, a spacious Master bedroom suite includes a walk-in closet and a spa-like 4-piece en suite. Two additional bedrooms provide ample space for family or guests. The fully finished walk-out basement offers a fourth bedroom, a large recreation room, a wet bar and a flex/workshop room, ideal for hobbies, a home office, or extra storage. Enjoy the outdoors with direct access to walking trails, while the garage is outfitted with extra lighting and multiple outlets, adding convenience for any project or hobby. This home is move in ready with a Air Conditioner, Gas BBQ hook up, Central Vacuum and high efficiency furnace. Call now to view this home which combines comfort, modern updates, and a picturesque location an ideal place to call home.