



**459 Citadel Meadow Bay NW  
Calgary, Alberta**

**MLS # A2306384**



**\$660,000**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-C1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** window coverings

Welcome to your new home in the highly sought-after community of Citadel! This well maintained two story home is situated in a prime location. It's in a quiet cul-de-sac that has lots of extra parking and is walking distance to both a public and a Catholic school. With over 2000 sq ft of developed space, 4 bedrooms, and 3 full bathrooms, 1 half bath, this fully finished home is sure to impress. Upon entering the home, you are greeted by a nice open floor plan with lots of natural light. The spacious living room features a large picture window looking out onto your backyard and a green space. With no other homes behind the property, you get huge blue sky views. The beautiful kitchen boasts quartz counters, stainless steel appliances, a large pantry and an attached dining room. As you head upstairs, you will find a massive bonus room to your left and to the right the large primary bedroom with an ensuite, along with the second and third bedrooms and a full bathroom. The fully developed basement has a huge flex room and just off that is the fourth bedroom. There is also a nice full bathroom in the basement, making this home the perfect size for a large family. In the large fully fenced backyard, you will find a garden area and patio big enough for seating and BBQ. Come check out this amazing property!