



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

MLS # A2306384



\$639,900

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

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