



GRASSROOTS

REALTY GROUP

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**15 Citadel Meadow Crescent NW
Calgary, Alberta**

MLS # A2318242



\$649,880

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,662 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked away on a quiet street in the family friendly community of Citadel, this fully developed 3 bedroom, 3.5 bathroom home offers over 2,200 sq. ft. of living space and a layout designed for growing families. Proudly owned by the original owner, this home has been exceptionally well maintained and showcases true pride of ownership throughout. Step inside to a bright and welcoming main floor where large windows fill the home with natural light. The functional kitchen offers ample cabinet and counter space, a large pantry, and an adjoining dining area ideal for everyday living and family gatherings. One of the standout features of this home is its unique backyard setting. With a rear lane behind the property and no immediate rear neighbours, you'll enjoy added privacy and a quieter setting without backing directly onto Stoney Trail. Upstairs, the spacious bonus room creates the perfect spot for movie nights, a playroom, or a home office. The primary bedroom offers its own ensuite, while two additional bedrooms and a full bathroom complete the upper level. The fully developed basement expands your living space with a fourth bedroom, full bathroom, and versatile recreation area that's ready to adapt to your family's needs. Recent updates include a furnace and electric hot water tank (2020), dishwasher and refrigerator (2025), and roof and exterior replacements completed in 2013. Located within walking distance to both public and Catholic elementary schools and close to parks, pathways, shopping, and major routes, this is a fantastic opportunity to own a move in ready home in one of Northwest Calgary's most established communities.