



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

MLS # A2319919



\$745,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,951 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained home in the highly sought-after CITADEL COMMUNITY OF NW CALGARY, offering almost 2,000 SQ. FT. OF LIVING SPACE, 4 BEDROOMS, and 3.5 BATHROOMS. This exceptional property is loaded with thoughtful upgrades and features designed for comfortable family living and added functionality. The main living areas are enhanced by TWO FIREPLACES, creating warm and inviting spaces to gather. The upper level boasts NEW FLOORING, NEW BASEBOARDS THROUGHOUT THE SECOND LEVEL, and ALL NEW TOILETS, providing a fresh and modern feel throughout. The bright family room features a beautiful SKYLIGHT, filling the space with natural light, while CENTRAL AIR CONDITIONING (A/C) ensures year-round comfort. Convenience is at the forefront with TWO MUD ROOMS—one at the FRONT ENTRANCE and another with DIRECT GARAGE ACCESS. The GARAGE HAS BEEN FRESHLY PAINTED, reflecting the pride of ownership evident throughout the home. Step outside to a fully GATED AND FENCED BACKYARD WITH ACCESS FROM BOTH SIDES, perfect for families, pets, and outdoor entertaining. Enjoy the spacious DECK, a FUNCTIONING FOUNTAIN, and a stunning GAZEBO WITH A GAS FIREPLACE, creating a private backyard retreat for relaxing or hosting guests. The fully developed basement offers an ILLEGAL SUITE WITH EGRESS WINDOWS, a WASHER AND DRYER COMBINATION, and a METAL SAFETY DOOR for added security and privacy. It features huge LIVING Room with FIREPLACE, BEDROOM, and Kitchenette. Whether you're looking for additional living space, multi-generational living, or income potential, this basement provides excellent flexibility. Located close to schools, parks, shopping, transit, and all essential amenities, this remarkable

home combines space, comfort, upgrades, and income potential in one of NW Calgary's most desirable communities. Don't miss the opportunity to make this 4 BEDROOM, 3.5 BATHROOM Citadel gem your next home!