



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

**MLS # A2320292**



**\$659,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, Stone		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features		

**Inclusions:** N/A

Welcome to this impeccably maintained, fully developed two-storey home showing true pride of ownership, located on a quiet cul-de-sac in the sought-after family community of Citadel. Ideally situated just 2 minutes from Citadel Park School, with nearby transit, playgrounds, ballparks, bike paths, and community amenities close at hand, this home also offers convenient access to shopping, including Beacon Hill Costco and Country Hills Superstore, approximately 6 minutes away. Inside, you are welcomed by a bright and open-concept main floor featuring gleaming hardwood floors, a spacious kitchen, and a beautifully updated bathroom. The kitchen is well appointed with quartz countertops, a large family-sized island, glass tile backsplash, stove, and hood fan. The inviting family room provides the perfect space to relax, complete with a large gas fireplace for cozy evenings at home. Upstairs, you will find carpet throughout, a generous bonus room with high ceilings, two well-sized bedrooms, and a spacious primary bedroom featuring a large walk-in closet and a sizable four-piece ensuite. The fully developed lower level offers a warm rustic feel, finished with oak hardwood wainscoting, a built-in wet bar, built-in desks, book shelving, and a large charming rumpus room, making it ideal for entertaining, working from home, or family recreation. Step outside to enjoy the refinished private deck with a natural gas BBQ hookup, overlooking the huge southwest-facing backyard. The yard also includes a storage shed and a recessed hot tub with a wraparound deck, perfect for relaxing in the evenings. Additional features include a finished attached double garage and controlled thermostat. This is a wonderful opportunity to own a well-cared-for family home in one of Northwest Calgary's desirable established communities.