

414 Citadel Meadow Bay NW  
Calgary, Alberta

MLS # A2244110



# \$679,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to a beautifully well maintained home that shows 10/10! This spacious 2-storey is located on a quiet cul de sac with west exposure back yard. The main floor has laminate through out, is nicely painted, and has a large living room connected in with an upscale kitchen. The kitchen has a large island with granite counter tops, dark cabinets and mostly SS appliances with both the dishwasher and gas stove being recently replaced. Off the kitchen you can walk onto a large deck that can seat many people. The yard has been very well maintained with numerous plants and large trees that add privacy. The main floor has a laundry room + mud room off the garage and a 2 piece bathroom. The upper floor has been updated with new carpet and has a large bonus room over the garage. This is a great area to watch movies and relax. There are 3 bedrooms with the master bedroom having a walk in closet and a 4 piece bathroom. The basement is developed with its own family room that has a gas fireplace. There is also an office and fitness room. There is additional storage space in the mechanical room if needed along with a 3 piece bathroom that is great for guests. The attached garage oversized and can easily accommodate 2 vehicles. The home is quick access to Stoney trail and has a number of schools in the area that are within walking distance of the property. Book your showing today!