



GRASSROOTS
REALTY GROUP

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89 Citadel Meadow Gardens NW Calgary, Alberta

MLS # A2240923



\$464,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: NA

Here is the townhouse in the NW Calgary with the floorplan you have been waiting for. Soaring 2 storey vaulted ceilings in the living room with massive windows providing ample sunlight all day long. Wide open main floor has upgraded maple hardwood floors & large windows throughout. The kitchen is open to the living and dining areas with loads of counterspace and beautiful maple cabinets. Extra storage can be found in the pantry closet as well. The dining area is a good size and overlooks the backyard. The living room is a show stopper with its massive ceilings & windows, a corner gas fireplace with tiled surround and space enough for any sized living room furniture. Off the living room is a handy 2 pce powder room. Upstairs you will find a massive Primary bedroom with two large windows, huge walkin closet and a cozy 3 pce ensuite that has an oversized tiled stand up shower with bench and a brand new vanity, The spare bedroom is also very big & also boasts two large windows. The main 4 pce bathroom has a tiled surround and deep soaker tub. There is new carpet throughout the upper level. The basement is fully finished with an incredible rec room that can function in many different capacities~ our seller uses it as an entertainment area plus a home gym. Might function well as a teenagers living space. The laundry room is in the basement & has a bit of extra storage room as well as there is an actual storage area under the stairs. The hot water tank is brand new. Reasonable condo fees of \$439 a month and they include the rare shoveling of all the driveways!! Great location in a private and quiet setting in lower Citadel. Easy access to all the schools and transit. Loads of walking paths around and easy walk to the playground and park down the road.