



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2244110**



**\$679,900**

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

|                    |                                                                             |                   |      |
|--------------------|-----------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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!