



GRASSROOTS
REALTY GROUP

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132 Citadel Meadow Bay NW
Calgary, Alberta

MLS # A2247391



\$799,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,898 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Cul-De-Sac, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub | | |

Inclusions: greenhouse in backyard

Nestled on a quiet cul-de-sac in the highly sought-after community of Citadel, this exceptional family home offers 5 bedrooms , 3.5 bathrooms and a true gardener's haven. Designed with an open floor plan, it's perfect for hosting gatherings and making lasting memories. The main level showcases a welcoming living room and dining room, along with a bright, high-ceiling open family room featuring a cozy corner fireplace and uninterrupted backyard views framed by a sleek glass railing. The well-equipped kitchen boasts a large island with a breakfast bar, abundant counter space, numerous drawers, and a walk-in pantry. A newly installed gas line is ready behind the stove. A versatile office, powder room, and laundry area complete this floor. Upstairs, you'll find two spacious bedrooms plus a sun-filled primary suite. The luxurious ensuite offers soaker tub surrounded by windows, and beautiful garden views. The basement expands your living space with a generous rec room, two additional and a newly finished 3-piece bathroom. Step outside into the west-facing backyard—an absolute dream for gardening enthusiasts—featuring greenhouse to extend your growing season. The fully fenced yard offers plenty of room for children to play. Ideally located within walking distance to schools, parks, and transit, with quick access to Stoney Trail, Crowchild Trail, and nearby shopping centers. Numerous recent upgrades add to the charm and functionality of this well-loved home—making it a perfect choice for your next chapter.