



GRASSROOTS
REALTY GROUP

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

MLS # A2252911



\$669,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,805 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

Welcome to large corner lot in the heart of Citadel. This well located 2 storey is situated in a quiet cul de sac. With over 1,800 sq ft above grade + a fully developed basement, this home has tons of size to accommodate a growing family. The main floor has a large living room with large windows looking out to the east facing backyard. The kitchen has an island with updated appliances along with a large sitting area that also overlooks the backyard. Access to a huge deck that is great for enjoying our warm summer months. In addition, a 2 piece bathroom + laundry are on the main level. The upper floor has a huge bonus room with a gas fireplace above the attached garage. There are 3 bedrooms and 2 full baths. The primary bedroom has a walk in closet. The roof was replaced in 2022. The basement is fully developed with a room that could easily be a bedroom if the window was enlarged to meet current building code. There is a spacious rec room along with a few storage rooms. There is also a 3 piece bathroom. The home is walking distance to a few schools in the area, walk paths and ravine and a short drive to Stoney Trail + Beacon Hill for your shopping needs.