



GRASSROOTS
REALTY GROUP

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263 Citadel Meadow Grove NW
Calgary, Alberta

MLS # A2271042



\$564,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,530 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other, Unknown, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Discover the charm of this detached beautiful house – an exceptional single-family residence nestled in the tranquil and established community of Citadel. This stunning home features a spacious double attached garage and offers a perfect blend of comfort and style. Step inside to an inviting, sunlit open-concept design that seamlessly connects a generous family room with a cozy fireplace, an intimate dining space, and a modern kitchen boasting a raised island – ideal as a bar or breakfast nook, perfect for everyday living and entertaining guests. The attractive backyard invites endless possibilities – whether you're into gardening, outdoor gatherings, or envisioning your dream landscaping. Upstairs, you'll find two well sized bedrooms with a luxurious primary bedroom with an ensuite bathroom, and an additional full bath with a relaxing soaker tub. The fully finished basement adds remarkable value, providing a versatile space for a home gym, recreation room, or guest room, complete with a stylish 4-piece bathroom featuring a walk-in shower. Citadel is a sought-after NW Calgary enclave, celebrated for its peaceful streets, scenic parks, and excellent schools. Convenience is at your doorstep—just few minutes to Costco and Beacon Hill Shopping Centre, Easy access to Stoney Trail and Country Hills Blvd ensures smooth commuting. This attractively priced home, ready for your personal touch, offers a fantastic opportunity to embrace comfortable living in a thriving community. Don't miss your chance to make it yours!