



**131 Citadel Mesa Close NW
Calgary, Alberta**

MLS # A2294003



\$599,900

Division:	Citadel		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,437 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Rear, Insulated, Paved, S		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Low M		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Track Lighting, Vaulted Ceiling(s)

Inclusions: Vacuum - Built in, Window Blinds, Curtain Rods, Humidifier (as is)

Welcome to easy living in the family-friendly community of Citadel. This meticulously maintained 4-level split offers a smart and functional layout with 3 bedrooms and 2 full bathrooms, making it a perfect choice for a first home or those looking to downsize. The open-concept main floor boasts vaulted ceilings and durable Hickory laminate flooring, creating a bright and spacious feel. The kitchen is well laid out with a central island, corner pantry, and stainless steel appliances, including a new stove and an upgraded ceramic sink. With 1435 square feet above grade and nearly 2,000 square feet of total living space, this home provides ample room for a growing family. On the upper level, you will find an oversized primary bedroom along with a generous second bedroom and a central 4-piece bathroom. The third level serves as a large recreation room that leads directly to the private, landscaped backyard, offering a seamless transition for indoor-outdoor living. The lower level is fully finished with a third bedroom and a convenient 3-piece bathroom. Outside, the low-maintenance yard features a custom Cedar deck and a retractable awning for shaded relaxation and summer barbecues. A double detached garage opens to a paved alley, providing secure parking and additional storage. Located close to schools, parks, and the extensive city pathway system, this home puts the best of the community right at your doorstep. With its thoughtful upgrades and move-in-ready condition, this property is a standout opportunity in a great neighborhood.