



**223 Citadel Meadow Close NW
Calgary, Alberta**

MLS # A2296835



\$560,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,322 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: 2 sheds

This home sits on a corner lot and offers 1,982 sq ft of developed living space with 4 BEDROOMS, 3 FULL BATHROOMS, and 1 HALF BATH. Located on a quiet street in Citadel, NW Calgary, it's perfect for families looking for SPACE, COMFORT, and CONVENIENCE. The main floor features a spacious living room with a cozy GAS FIREPLACE and built-in shelves. The kitchen includes a PANTRY, a sunny dining area with patio doors to the deck and fully fenced backyard, and NEW KITCHEN APPLIANCES. Laundry is conveniently located on this level, with direct access to the DOUBLE ATTACHED FRONT-DRIVE GARAGE, making everyday tasks easier. Upstairs, you'll find 3 good-sized bedrooms and 2 full bathrooms. The primary bedroom includes a LARGE WALK-IN CLOSET and a private 4-piece ensuite. The other bedrooms are perfect for kids, guests, or a home office. The FULLY FINISHED BASEMENT adds extra living space with a FAMILY ROOM, a 4th bedroom, a full bathroom, and plenty of storage - ideal for guests or a growing family. UPDATES also include a NEW WASHER AND FURNACE (2025). PROFESSIONALLY CLEANED CARPET. Set on a desirable corner lot, this home features a mature evergreen tree in the front yard, enhancing its curb appeal; offers a FULLY FENCED YARD and storage sheds. The FRONT-DRIVE GARAGE means easy access - no long walks in the snow or rain when bringing in groceries. Located in the highly desirable NW community of Citadel, you're close to schools, parks, shopping, Costco, and Beacon Hill Shopping Centre. Quick access to Stoney Trail and Country Hills Blvd makes commuting simple. Check out the 3D tour. Call your favourite agent to book a showing - opportunities like this don't last long!