



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

**MLS # A2299867**



**\$599,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry		

**Inclusions:** Garage heater

Welcome to this beautifully maintained two-storey home in the highly sought-after community of Citadel. Nestled on a quiet street, this property offers exceptional curb appeal and an inviting atmosphere from the moment you arrive. Inside, you'll find an immaculate interior filled with amazing natural light, creating a warm and welcoming ambiance throughout the home. The spacious main level features a large, well-appointed kitchen with cabinetry and workspace that wraps around the entire space utilizing every square inch. An abundance of counter space, a thoughtfully placed window looking across the sunny south facing backyard where family magic happens, a strong appliance package, separate pantry and room to move! The adjacent dining area is perfectly located between the kitchen and the backyard with massive patio doors drawing the indoor and outdoor experience together. A unique staircase offers accessibility between the dining area and living room perfect for both everyday living and entertaining. Relax together and warm up in front of the cozy fireplace on those cool nights as well as enjoy the AC to cool you down on those hot nights. Upstairs, the home offers three generously sized bedrooms - ideal for families. A 4 piece ensuite and dual closets are for the lucky person claiming the primary bedroom as their own. Additional family space in the fully finished basement provides added versatility with an additional fourth bedroom—perfect for guests, a home office, or extended family. The thoughtful layout ensures both comfort and functionality across all levels. Step outside to enjoy the sunny south-facing backyard, a perfect space for family fun, relaxing, gardening, or hosting summer gatherings. Last but not least !! RV parking beside this massive dream heated garage coming in a whopping 24 X 26! Plenty of room for vehicles, toys, storage,

hobbies, a workshop, and offers additional storage in the attic above!!! Combining pride of ownership, a desirable location, and a bright, spacious design, this home is a rare find in a peaceful, family-friendly neighborhood.