



**207 Citadel Meadow Grove NW
Calgary, Alberta**

MLS # A2131030



\$799,999

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,985 sq.ft.	Age:	1998 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Gazebo, Front Yard, Lawn, No Neighbours Behind, Irregular Lot, L		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-

Features: French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: wardrobe -main floor Office/Den & upper floor office/bedroom, shed in the backyard, Gazebo, Children's play place, Trampoline,

Enjoy the new list price! Welcome Home to this 2-story sitting on one of the largest (over 10, 397 Sq.Ft!) lots in the very heart of Citadel. Park your RV AND entertain guests on your private 2-TIER-29x16 feet DECK and let the kids and your dogs run around the SPACIOUS and LANDSCAPED PRIVATE BACKYARD AND SIDE YARD! Don't forget to get cozy by your OUTDOOR FIRE PIT. As you enter through the FRONT PORCH, you will be greeted by bright OPEN-TO-ABOVE entryway and staircase that goes to the upper floor. On the main floor (left side), you will find a spacious BEDROOM/OFFICE with a LARGE WINDOW that brings in a ton of light, as you walk through the hallway, you will find your 2-PIECE BATHROOM, your LAUNDRY CLOSET, and entry to your ATTACHED GARAGE! The main floor boasts an open FLOOR PLAN with WINDOWS on 3 sides, starting with your DINING ROOM, LIVING ROOM also equipped with a GAS FIREPLACE, FRENCH DOORS that lead you to your BACKYARD OASIS! On the other side of this open space, you will find a MODERN KITCHEN containing A LARGE QUARTZ KITCHEN ISLAND with UPDATED STAINLESS STEEL appliances. The upper floor has 4 BEDROOMS, an UPDATED 3-PIECE bathroom in the hallway and a 4-PIECE ENSUITE in the naturally-lit Master BEDROOM containing a JETTED TUB, and a SHOWER STALL!. YES, the master also has a WALK-IN Closet! The basement is developed with a LARGE LIVING ROOM/GAME ROOM, a LARGE BEDROOM, and a FULL 3-PIECE ENSUITE BATHROOM with an OVERSIZED SHOWER! The basement has the potential to add 2 more bedrooms if re-sectioned. The house is equipped with CENTRAL AIR-CONDITIONING &.a NEW WATER TANK. The house sits minutes WALK TO SCHOOL, PARK, and minutes drive to major shopping

plazas and major roads! This house has it all, Welcome Home!