



**258 citadel meadow Grove NW
Calgary, Alberta**

MLS # A2133957



\$699,000

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|------------------|--|---------------|-------------------|
| Division: | Citadel | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,844 sq.ft. | Age: | 1997 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Lawn, Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding | Zoning: | R-C1N |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to 258 Citadel Meadow Grove NW, a Jayman built residence boasting a superb floor plan, additional 730 sq ft finished basement and a beautifully landscaped lot. Inside, discover hardwood flooring complemented by a distinctive ceramic tile kitchen featuring stainless steel appliances. Enjoy the brightness of the spacious dining area with vaulted ceilings and relax in the expansive living room with a cozy gas fireplace. Additionally, find convenience in the main floor front office/den. This home offers 3+1 generously sized bedrooms, including a spacious Master with a custom ensuite showcasing furniture cabinetry. The finished basement adds further comfort with a 3-piece bathroom, a fourth bedroom, and a family room. Step outside to a fantastic tiered deck overlooking a meticulously landscaped yard complete with charming patio stone walkways.