



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

MLS # A2139691



\$729,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers		

Inclusions: N/A

Welcome home to this meticulously maintained and lovingly cared for property. Your family will enjoy the functional floor plan, the 9 foot ceiling, the soft finish corners on interior walls & freshly painted walls, the spacious foyer, the semi formal dining room, the cozy family room with a gas fireplace, the roomy and renovated kitchen with new appliances, and eating area that leads on to the deck with West backyard. You will be thrilled to view the large master bedroom with 4-Piece en-suite and a good size walk-in closet, the bright and spacious bonus room and the 2 other bedrooms and the full bathroom on upper floor. Walking down the stairs into the lower level leads you to a fully finished basement that offers a workshop which can easily be switched into the bedroom, a recreation room, an office as well as a 3-piece washroom and a new furnace . Call today to view this beauty that is located in one of the most quiet location in the well established neighborhood of Citadel, yet a short walk to ST. BRIGID school, the Citadel Park Elementary school and few minutes drive to all other amenities.