



GRASSROOTS
REALTY GROUP

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5 Citadel Meadow Gardens NW Calgary, Alberta

MLS # A2145055



\$499,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, See Remarks, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

****3 bedroom + 3.5 bath CORNER/END unit w/ developed basement & attached double garage**** Located in the popular & established community of Citadel, this contemporary 3 bedroom + 3.5 bathroom townhome with LOW condo fees & over 1,935 sq ft of developed space is thoughtfully designed - showcasing a layout emphasizing great flow & functionality that is sure to impress. Stepping into the main floor (a true main floor, no need to climb an extra flight of stairs here), you are greeted by a hallway that provides added privacy before opening up to the majestic living room with a full 2 storey tall ceiling height & a cozy gas fireplace serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped with plenty of updated white shaker cabinetry, most newer stainless steel appliances, new built-in water filtration system & soap dispenser, beautiful herringbone tile, granite countertops, pantry closet, & generous amounts of prep space. Just a sliding patio door away, is the private deck surrounded by trees & a shared green space, while a half bath completes the main floor. As the perfect retreat, enjoy the luxuries of having 2 large bedrooms on the upper floor; the master suite easily fits a king size bed with plenty of room to spare while spoiling you with a 3 piece full ensuite bathroom & a walk-in closet. Another 4 piece full bathroom smartly finishes off this floor. Moving downstairs; the developed basement reveals a nicely balanced layout & a rec area perfect for movie night or your hobbies, another generous 3rd bedroom, a recently expanded 4 piece full bathroom (was a 3 pc bath previously), a dedicated laundry room, & ample storage spaces (a rare find in townhomes). Notable features include; durable laminate flooring throughout the main floor, brand new dryer, newer furnace & hot water

tank, plenty of windows to admire the beautiful natural surroundings nearby, blinds for most windows already done & a double attached garage with a full driveway. Beyond the home, enjoy having visitor parking nearby & the convenience of being across from a walking path that leads you directly to Citadel Way Park. Additional green spaces & pathways along with plenty of amenities & shopping, schools, & transit are all a short distance away while access is quick to Stoney Tr, Country Hills Blvd, & the Rockies. With so much to offer inside & out, this lovely property would serve as the perfect home or investment opportunity, come view it today!