



**305 Citadel Meadow Bay NW
Calgary, Alberta**

MLS # A2151259



\$649,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautiful home! It has been meticulously maintained and is in excellent condition. Ready to move in without any hassle! The spacious open floor plan includes a kitchen island that overlooks the cozy great room with a fireplace. The kitchen features ample counter space, storage, and a walk-in pantry. The dining nook, adjacent to the kitchen, opens onto a large deck and expansive backyard through patio doors. Convenient main floor laundry adds to the practicality of the layout. The insulated double garage is suitable even for a truck. Upstairs, a bonus room with 9-foot ceilings provides additional living space, separate from the three generous bedrooms. The master suite includes a walk-in closet and a four-piece ensuite bathroom. A brand New Hot water tank was replaced last year! The unfinished basement holds potential for customization, with a daylight window providing natural light.