

132 Citadel Meadow Bay NW
Calgary, Alberta

MLS # A2247391

\$780,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

Inclusions: greenhouse in backyard

Nestled on a quiet cul-de-sac in the highly sought-after community of Citadel, this exceptional family home offers 5 bedrooms , 3.5 bathrooms and a true gardener’s haven. Designed with an open floor plan, it’s perfect for hosting gatherings and making lasting memories. The main level showcases a welcoming living room and dining room, along with a bright, high-ceiling open family room featuring a cozy corner fireplace and uninterrupted backyard views framed by a sleek glass railing. The well-equipped kitchen boasts a large island with a breakfast bar, abundant counter space, numerous drawers, and a walk-in pantry. A newly installed gas line is ready behind the stove. A versatile office, powder room, and laundry area complete this floor. Upstairs, you’ll find two spacious bedrooms plus a sun-filled primary suite. The luxurious ensuite offers soaker tub surrounded by windows, and beautiful garden views. The basement expands your living space with a generous rec room, two additional and a newly finished 3-piece bathroom. Step outside into the west-facing backyard—an absolute dream for gardening enthusiasts—featuring greenhouse to extend your growing season. The fully fenced yard offers plenty of room for children to play. Ideally located within walking distance to schools, parks, and transit, with quick access to Stoney Trail, Crowchild Trail, and nearby shopping centers. Numerous recent upgrades add to the charm and functionality of this well-loved home—making it a perfect choice for your next chapter.