

**78 Citadel Meadow Crescent NW
Calgary, Alberta**

MLS # A2203365

\$725,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Pantry		

Inclusions: Telus Alarm, Vacuflo tank but no attachments

Wow! Talk about pride of ownership! This exceptionally well maintained 2035sqft, 4 bedroom, 2 storey home sits on a quiet street tucked away in the wonderful family-oriented community of Citadel, and backs onto greenspace with no neighbors creating a serene peaceful environment. The spacious open main floor is lined with stunning new hardwood in absolutely mint condition. Large foyer at the front, office/den quietly off to the side, generous sized kitchen including a sit up bar, inviting dining space connected to the living room and warm cozy gas fireplace. The open kitchen is loaded with counter and cupboard space, features an gorgeous appliance set and the ever so handy breeze-through pantry. Mudroom off the garage connects to the kitchen through the pantry and also hosts main floor laundry, both incredibly handy for the busy family. At the back off the dining area is your large deck and yard access where you can observe the treed forestry area, beautiful evening sun and private peaceful vibes with pure nature. Upstairs, a spacious bonus room with vaulted ceiling sets the stage for relaxation and family time. The master bedroom includes a four-piece ensuite featuring a soaker tub, and walk-in closet. Two additional well-sized bedrooms and a full bathroom completes the upper level. The basement is unfinished but has 1 bedroom fully developed, is roughed in for future bathroom, furnace and hot water tank are roughly 10 years old. Roof and siding were done in 2012, the entire home was professionally painted in 2021, last year there was a new garage door and opener installed. The home feels new and un-lived in, its extremely well kept and very clean. Great neighbors on a great street conveniently located close to Citadel Park School and St. Brigid School, tennis courts, playgrounds, and shopping centers. Easy access to the Country Hills Blvd and Stoney Trail.

Great opportunity with this stunning home!