

239 Citadel Meadow Bay NW  
Calgary, Alberta

MLS # A2165502



**\$649,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R-C1N

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Alarm system

Wow! Miss Clean lives here!! Welcome to an Immaculate 3 bedroom, two and half bath, in pristine condition two story, on a "semi corner" and private lot in a very quiet key hole cul-de-sac in Citadel!!! The main floor greets you by the tile and real hardwood flooring, opening into the separate dining room. The open concept family/great room is adjacent from the nicely appointed kitchen c/w a walk-in pantry & granite counters, there is a cozy gas fireplace located in the main floor family/great room, the rear door leads you to a massive and recently painted rear deck, and a totally fenced very private rear yard. Convenient main floor laundry. The upstairs features three good-sized bedrooms. including a large master bedroom c/w vaulted ceilings, a 4-pce ensuite and walk-in closet, also a large bonus room highlighted by vaulted ceilings and Cherry wood laminate flooring. Several Recent upgrades include, a newer F/A furnace, shingles replaced and a new garage door 2022. The unspoiled basement is ready for new ideas and development! Priced for an immediate sale! Hurry on this one!!