

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

**MLS # A2214338**



**\$824,900**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

Introducing your dream home in the heart of Citadel! Nestled on a quiet cul-de-sac street backing onto a beautiful treed greenbelt. This stunning home is being offered for the first time by the original owner. The home offers an exceptional combination of luxury, comfort, and functionality. Perfect for families who value a peaceful and active lifestyle or if you're looking for a home with an income stream. This home has both! Enjoy the separate walkout basement suite (illegal) with a great open floor plan with 2 bedrooms. From the moment you step inside this elegant home, you will be impressed by its spacious layout, stunning engineered bamboo and porcelain flooring, and modern updates from top to bottom. The main floor of the home features an impressive updated kitchen that is a chef's delight, featuring gorgeous granite countertops, tile backsplash, under cabinet lighting, corner pantry, stainless appliances, and ample countertop and storage space. The breakfast nook is a perfect spot to enjoy your morning coffee or a quick bite while taking in the views of the beautiful backyard and greenspace. Your living room is a cozy space that provides an inviting ambiance with a warm fireplace, making it perfect for spending quality time with family. The formal dining room is at the front of the home and provides a refined setting for hosting dinner parties or special occasions. There is a main floor bath and laundry room that complete this level. Upstairs, the home boasts a spacious area that is sure to impress. The large bonus room with vaulted ceilings is perfect for entertaining or relaxing. The upstairs area also includes three great bedrooms. The primary suite is particularly impressive, with its spacious layout, 4-piece ensuite that is perfect for unwinding after a long day and a large walk-in closet. The two kids rooms are a great size and share a 4pc updated bathroom with

storage. The fully finished walkout level of the home has been thoughtfully designed with both functionality and style in mind. This lower suite (illegal) has an open concept with oversized west facing windows that allow all the natural light in. Truly doesn't feel like a basement! The kitchen is large with all the cabinetry and countertop space, black appliances and a corner pantry. The living room has a beautiful tile corner fireplace to add ambiance and knock off any chill on those cold wintery nights. There are two bedrooms with a full 4pc bathroom. Lots of storage space and separate hook ups for own laundry make this a perfect income property or a great mother-in-law suite (illegal) Outside, the property boasts a highly sought-after west-facing backyard that offers spectacular views of a lush greenspace, providing the perfect setting for enjoying sunsets and outdoor activities. The backyard is equipped with a spacious deck that provides ample space for relaxing and soaking up the sun. Book your showing and come on Buy!