

119 Citadel Meadow Close NW

Calgary, Alberta

MLS # A2226167



\$769,900

Division:	Citadel		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,483 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Pie		
Heating:	Fireplace(s), Forced Air, Natural Gas		
Floors:	Carpet, Hardwood		
Roof:	Asphalt Shingle		
Basement:	Finished, Full, Walk-Out To Grade		
Exterior:	Brick, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s)		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R-CG		
Utilities:	-		

Inclusions:

Refrigerator, Stove, Dishwasher, Garburator, Washer/Dryer Stacked, All Window Coverings, Garage Door opener with control(s), Hoodfan, Freezer, Vacuum System with attachments, Water softener (as is), 2 Ceiling fans

Welcome to this beautifully maintained walk-out bungalow in the heart of Citadel, perfectly situated on a quiet street backing onto a serene ravine. This rare find offers peaceful views, a private backyard, and over 2900sq ft of comfortable living space designed for both relaxation and entertaining. As you enter, you're greeted by a bright and spacious foyer with natural light pouring through large windows. Just off the entry is a main floor den – ideal for a home office or flex space. Gleaming hardwood floors lead into the open-concept kitchen, dining, and living area. The kitchen features vaulted ceilings with skylights, a corner pantry, and a raised breakfast bar. The adjacent living room offers a cozy gas fireplace and is perfect for hosting family and friends. The dining nook opens onto a two-tiered deck overlooking the ravine and yard – an ideal spot to enjoy your morning coffee or evening sunsets. The large primary bedroom includes a walk-in closet and a 4-piece ensuite with a jetted tub. A convenient main floor laundry room with access to the double attached garage completes the main level. Downstairs, the bright walk-out basement offers a spacious recreation area with a second gas fireplace, two additional bedrooms, a full bathroom, and a generous storage area. Patio doors lead to a covered lower patio and fully fenced backyard facing the ravine. This home has been lovingly cared for and offers exceptional value in a prime location. A true gem for those looking for low-maintenance living without sacrificing space or style.