Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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152 Citadel Meadow Bay NW
Calgary, Alberta

MLS # A2230245

$849,000

Division:	Citadel
Type:	Residential/House
Style:	2 Storey

Size:	2,156 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	5	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.21 Acre
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private

Heating:	Forced Air		**Water:**	-
Floors:	Hardwood, Laminate, Vinyl		**Sewer:**	-
Roof:	Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame		**Zoning:**	R-CG
Foundation:	Poured Concrete		**Utilities:**	-
Features:	High Ceilings			

Inclusions:	Shed

Welcome to this beautifully updated 5-bedroom, 4-bathroom home tucked away in a quiet cul-de-sac in the sought after community of Citadel. With over 2,150 sq ft above grade and a developed basement, this home offers spacious, flexible living for the whole family. The main level features brand new flooring and fresh paint throughout, creating a bright, modern feel. The kitchen is well appointed with stainless steel appliances, ample cabinetry, a corner pantry, and a functional island with high top seating. Adjacent to the kitchen is a spacious dining area and a comfortable living room with large windows that fill the home with natural light. A two piece powder room and a laundry/mudroom with garage access complete the main floor. Upstairs you will find four bedrooms, including a generous primary suite with a walk-in closet and full ensuite bath. The developed basement includes a fifth bedroom, an additional full bathroom, and a living area that can be used as a home gym, theatre space, or office. The pie-shaped backyard is a standout feature, backing directly onto open green space for added privacy. Enjoy the warmer months outdoors with a large lawn, a spacious deck, and a storage shed. Located near parks, pathways, schools, and all amenities with quick access to Stoney Trail, this move-in-ready home combines comfort, space, and convenience in a family-friendly setting.