

87 Citadel Meadow Grove NW Calgary, Alberta

MLS # A2354251

\$618,000

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,748 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Many Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: NA

An exceptional opportunity to own a detached home in the established, family-friendly community of Citadel! Offering generous living spaces, a functional layout, and a beautiful backyard setting with no rear neighbours, this two-storey home is filled with potential and ready for its next chapter. Step inside to a bright and welcoming main floor featuring a spacious living room, an inviting kitchen with a central island, ample cabinetry, pantry, and adjoining dining area. A separate family room with a cozy gas fireplace provides the perfect space to gather and unwind, while convenient main-floor laundry adds to the home's everyday practicality. One of the home's most distinctive features is the YEAR ROUND Sunroom, showcasing a stunning curved glass ceiling and expansive windows that flood the space with natural light. Whether enjoying your morning coffee, curling up with a favourite book, or simply taking in the changing seasons, this unique space offers a wonderful extension of the home's living areas. Upstairs, three generously sized bedrooms provide comfortable accommodations for the whole family. The spacious primary bedroom features a walk-in closet and a four-piece ensuite with dual sinks, while two additional bedrooms and a full bathroom complete the upper level. Outside, the fully fenced backyard is framed by mature trees and established landscaping, offering a peaceful and private setting with no neighbours directly behind. A double attached garage and spacious driveway provide ample parking, while the home's established surroundings add to its welcoming curb appeal. Ideally situated close to schools, parks, playgrounds, walking and cycling pathways, shopping, and everyday amenities, Citadel offers the convenience and sense of community that make it such a desirable place to call home. With its generous footprint, distinctive sunroom,

and fantastic location, this property presents an exciting opportunity to personalize a home to your own tastes while enjoying all the benefits of an established northwest Calgary community.