

21 Citadel Meadow Close NW Calgary, Alberta

MLS # A2354511

\$699,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,028 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dresser and Cabinets in Basement		

Discover a remarkable opportunity within Calgary's coveted Citadel community! This beautifully presented two-story detached house offers over 2000 square feet of living space, thoughtfully designed with an open floorplan to enhance natural light and flow. Upon entering, you'll appreciate the hardwood flooring throughout the main level, complemented by tile accents in entryways and bathrooms, while the upper level showcases plush carpeting. A central kitchen island, ample pantry storage, and Quartz Countertops contribute to the home's inviting atmosphere, seamlessly connecting the dining area with the expansive family room, crowned by high ceilings. Conveniently located in the main level, you'll find a powder room and laundry facilities, while the upper level provides a sunny bonus room and three bedrooms, including a spacious owner's suite featuring a four-piece ensuite bath and walk-in closet, alongside two additional bedrooms and a full four-piece bathroom. The unfinished basement development provides endless possibilities for future customization, while the rear deck offers an ideal spot for outdoor relaxation. A double attached garage provides secure parking for four vehicles, complete with a garage door opener, and the rectangular lot, spanning 3993 square feet, includes both front and back yards and sidewalks. Recent upgrades include Central A/C, Tankless Hot Water, additional heat and acoustic insulation in the upstairs, as well as a newer furnace. With its proximity to nearby schools, playgrounds, shopping, walking/bike paths, and community park, this home provides exceptional convenience and lifestyle appeal within a vibrant neighborhood.