

# \$650,000 - 528 Citadel Meadow Bay Nw, Calgary

MLS® #A2206860

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,435 sqft  
Residential on 0.11 Acres

Citadel, Calgary, Alberta

Presenting a beautifully appointed family home, offering 4 bedrooms, 3 bathrooms, over 2,000sqft of living space, and an **OVERSIZED DOUBLE ATTACHED GARAGE!** Nestled in a peaceful **CUL-DE-SAC** in the sought after community of Citadel Meadows, this home boasts **EXTRA PARKING** along the side and is situated in a quiet, private location **WALKING DISTANCE TO 2 SCHOOLS (K-5 & K-9), COMMUNITY CENTRE (Hockey Rink, Baseball Diamonds & Tennis Courts), PARKS, AND PLAYGROUNDS!** This home has been **THOUGHTFULLY RENOVATED** and **LOVINGLY MAINTAINED** throughout. The main floor features a welcoming entry that flows into the spacious living room, kitchen, and dining area, all enhanced by a **NEWER LUXURY VINYL PLANK** floor and stylish chandelier. The bright living room includes a **COZY GAS FIREPLACE** with a charming mantle. **LARGE WINDOWS** throughout the home allow for an **ABUNDANCE OF NATURAL LIGHT.** The **KITCHEN WAS RENOVATED in 2023** and showcases a stunning **GRANITE ISLAND** with extra seating, complemented by **GRANITE COUNTERTOPS, UPGRADED STAINLESS-STEEL APPLIANCES** and a **CORNER PANTRY** for added storage. The expansive dining area is perfect for family meals, and patio doors lead to the gorgeous **SOUTHWEST-FACING BACKYARD**, complete with a large wood deck, lush green space, lilac bushes, perennials, 5 fruit trees



and plenty of privacy. Upstairs, youâ€™ll find three generously sized bedrooms, including a SPACIOUS MASTER SUITE and LAUNDRY ROOM. The ensuite features GRANITE COUNTERS and a WALK-IN CLOSET. The two secondary bedrooms share the main bathroom. The FULLY DEVELOPED lower level adds even more living space, with a FOURTH BEDROOM, a family room, and a den area, providing plenty of room for relaxation or entertainment. Other features include ROOF AND SIDING REPLACED IN 2016, GRANITE IN MAIN BATHROOM, FRESH PAINT ON ALL 3 LEVELS, NEWER LIGHT FIXTURES, NEW BLINDS ON MAIN FLOOR, and more! Completing this home is the OVERSIZED DOUBLE ATTACHED GARAGE! THE LOCATION IS TRULY EXCEPTIONAL! Set in a QUIET CUL-DE-SAC, offering safety and tranquility, while still being close to schools, the community centre, walking paths, and amenities in a welcoming and family-friendly community.

Built in 2000

### **Essential Information**

MLS® #	A2206860
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	528 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bidet, Smart Home, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	2

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX Landan Real Estate

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