

\$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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