

**239 Citadel Meadow Bay NW
Calgary, Alberta**

MLS # A2165502



\$649,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Alarm system

Wow! Miss Clean lives here!! Welcome to an Immaculate 3 bedroom, two and half bath, in pristine condition two story, on a "semi corner" and private lot in a very quiet key hole cul-de-sac in Citadel!!! The main floor greets you by the tile and real hardwood flooring, opening into the separate dining room. The open concept family/great room is adjacent from the nicely appointed kitchen c/w a walk-in pantry & granite counters, there is a cozy gas fireplace located in the main floor family/great room, the rear door leads you to a massive and recently painted rear deck, and a totally fenced very private rear yard. Convenient main floor laundry. The upstairs features three good-sized bedrooms. including a large master bedroom c/w vaulted ceilings, a 4-pce ensuite and walk-in closet, also a large bonus room highlighted by vaulted ceilings and Cherry wood laminate flooring. Several Recent upgrades include, a newer F/A furnace, shingles replaced and a new garage door 2022. The unspoiled basement is ready for new ideas and development! Priced for an immediate sale! Hurry on this one!!