

\$749,999 - 337 Citadel Meadow Bay Nw, Calgary

MLS® #A2125727

\$749,999

4 Bedroom, 4.00 Bathroom, 1,919 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

For more information, please click on Brochure button below.

Nestled within the tranquil embrace of a cul-de-sac, this remarkable two-story residence stands as a beacon of comfort and convenience in the esteemed community of Citadel, Calgary, Alberta. From its coveted location, residents enjoy seamless access to a plethora of amenities, including reputable public and Catholic schools like Robert Thirsk High School and Arbour Lake Middle School, mere moments away. Boasting an impressive layout comprising four bedrooms plus bonus room (den), the home's recent bathroom renovations breathe new life into its aesthetic, offering a contemporary and revitalized ambiance. The heart of the home, the kitchen, has undergone a stunning transformation, now featuring a newly renovated space adorned with a breathtaking waterfall quartz countertop and a gas range stove, sure to delight culinary enthusiasts and casual cooks alike. Expansive living spaces, freshly painted throughout, beckon gatherings and relaxation, fostering an inviting atmosphere for cherished moments with loved ones. Moreover, the integration of solar panels elevates the home's sustainability quotient, harnessing clean energy while offering cost savings and environmental benefits. Convenient transit access ensures effortless journeys to Crowfoot Station, further enhancing the practicality of this exceptional abode. In essence, this meticulously maintained domicile harmoniously combines



comfort, style, and functionality, serving as an idyllic haven for families seeking the perfect synthesis of modern living and community convenience. Seize the potential opportunity to this extraordinary residence, where every moment is infused with warmth, elegance, and possibility.

Built in 2002

Essential Information

MLS® #	A2125727
Price	\$749,999
Sold Price	\$750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,919
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	337 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Z3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	Central Vacuum, Kitchen Island, Walk-In Pantry, Soaking Tub, Walk-In
Appliances	Garage Control(s), Gas Range
Heating	High Efficiency, Solar
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Other

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 6th, 2024
Days on Market	12
Zoning	R-C1N
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Easy List Realty
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