

\$775,000 - 207 Citadel Meadow Grove Nw, Calgary

MLS® #A2158650

\$775,000

6 Bedroom, 4.00 Bathroom, 1,985 sqft

Residential on 0.24 Acres

Citadel, Calgary, Alberta

Welcome Home to this 2-story sitting on one of the largest (over 10, 397 Sq.Ft!) lots in the very heart of Citadel. Park your RV AND entertain guests on your private 2-TIER-29x16 feet DECK and let the kids and your dogs run around the SPACIOUS and LANDSCAPED PRIVATE BACKYARD AND SIDE YARD! Don't forget to get cozy by your OUTDOOR FIRE PIT. As you enter through the FRONT PORCH, you will be greeted by bright OPEN-TO-ABOVE entryway and staircase that goes to the upper floor. On the main floor (left side), you will find a spacious BEDROOM/OFFICE with a LARGE WINDOW that brings in a ton of light, as you walk through the hallway, you will find your 2-PIECE BATHROOM, your LAUNDRY CLOSET, and entry to your ATTACHED GARAGE! The main floor boasts an open FLOOR PLAN with WINDOWS on 3 sides, starting with your DINING ROOM, LIVING ROOM also equipped with a GAS FIREPLACE, FRENCH DOORS that lead you to your BACKYARD OASIS! On the other side of this open space, you will find a MODERN KITCHEN containing A LARGE QUARTZ KITCHEN ISLAND with UPDATED STAINLESS STEEL appliances. The upper floor has 4 BEDROOMS, an UPDATED 3-PIECE bathroom in the hallway and a 4-PIECE ENSUITE in the naturally-lit Master BEDROOM containing a JETTED TUB, and a SHOWER STALL!. YES, the master also has a WALK-IN Closet! The basement is developed



with a LARGE LIVING ROOM/GAME ROOM, a LARGE BEDROOM, and a FULL 3-PIECE ENSUITE BATHROOM with an OVERSIZED SHOWER! The basement has the potential to add 2 more bedrooms if re-sectioned. The house is equipped with CENTRAL AIR CONDITIONING & a NEW WATER TANK. The house sits minutes WALK TO SCHOOL, PARK, and minutes drive to major shopping plazas and major roads! This house has it all, Welcome Home!

Built in 1998

Essential Information

MLS® #	A2158650
Price	\$775,000
Sold Price	\$767,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.24
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	207 Citadel Meadow Grove Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4K9

Amenities

Parking Spaces	6
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Parking	Double Garage Attached, Double Garage Detached, RV Access/Parking
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Interior

Interior Features	Breakfast Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Few Trees, Gazebo, Lawn, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 21st, 2024
Days on Market	4
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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