

\$725,000 - 78 Citadel Meadow Crescent Nw, Calgary

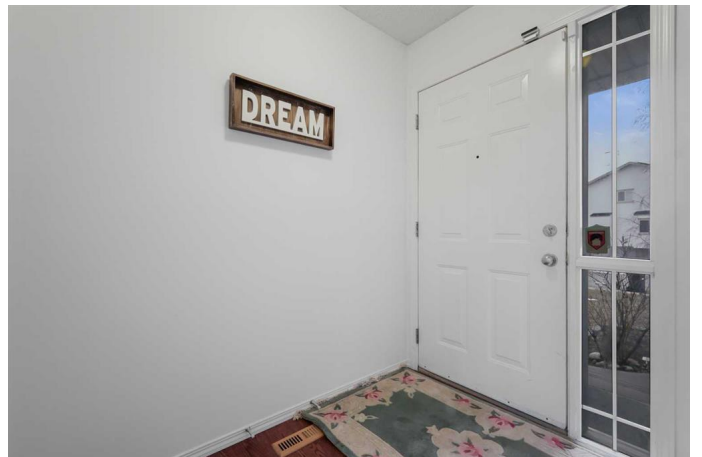
MLS® #A2203365

\$725,000

4 Bedroom, 3.00 Bathroom, 2,035 sqft
Residential on 0.09 Acres

Citadel, Calgary, Alberta

Wow! Talk about pride of ownership! This exceptionally well maintained 2035sqft, 4 bedroom, 2 storey home sits on a quiet street tucked away in the wonderful family-oriented community of Citadel, and backs onto greenspace with no neighbors creating a serene peaceful environment. The spacious open main floor is lined with stunning new hardwood in absolutely mint condition. Large foyer at the front, office/den quietly off to the side, generous sized kitchen including a sit up bar, inviting dining space connected to the living room and warm cozy gas fireplace. The open kitchen is loaded with counter and cupboard space, features an gorgeous appliance set and the ever so handy breeze-through pantry. Mudroom off the garage connects to the kitchen through the pantry and also hosts main floor laundry, both incredibly handy for the busy family. At the back off the dining area is your large deck and yard access where you can observe the treed forestry area, beautiful evening sun and private peaceful vibes with pure nature. Upstairs, a spacious bonus room with vaulted ceiling sets the stage for relaxation and family time. The master bedroom includes a four-piece ensuite featuring a soaker tub, and walk-in closet. Two additional well-sized bedrooms and a full bathroom completes the upper level. The basement is unfinished but has 1 bedroom fully developed, is roughed in for future bathroom, furnace and hot water tank are roughly 10 years old. Roof and siding



were done in 2012, the entire home was professionally painted in 2021, last year there was a new garage door and opener installed. The home feels new and un-lived in, its extremely well kept and very clean. Great neighbors on a great street conveniently located close to Citadel Park School and St. Brigid School, tennis courts, playgrounds, and shopping centers. Easy access to the Country Hills Blvd and Stoney Trail. Great opportunity with this stunning home!

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2203365 |
| Price | \$725,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,035 |
| Acres | 0.09 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 78 Citadel Meadow Crescent Nw |
| Subdivision | Citadel |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 4Z1 |

Amenities

| | |
|----------------|----------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Driveway |

of Garages 2

Interior

Interior Features No Animal Home, Open Floorplan, Pantry

Appliances Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings, Gas Stove

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private, Low Maintenance Landscape, Level, Many Trees

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.