

# \$849,000 - 152 Citadel Meadow Bay Nw, Calgary

MLS® #A2230245

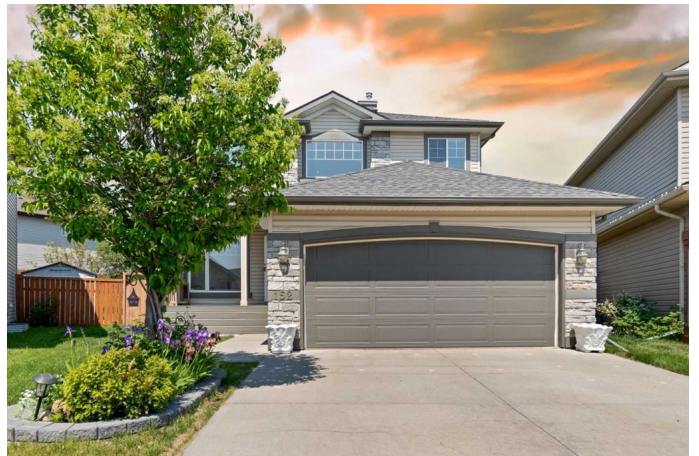
**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,156 sqft

Residential on 0.21 Acres

Citadel, Calgary, Alberta

Welcome to this beautifully updated 5-bedroom, 4-bathroom home tucked away in a quiet cul-de-sac in the sought after community of Citadel. With over 2,150 sq ft above grade and a developed basement, this home offers spacious, flexible living for the whole family. The main level features brand new flooring and fresh paint throughout, creating a bright, modern feel. The kitchen is well appointed with stainless steel appliances, ample cabinetry, a corner pantry, and a functional island with high top seating. Adjacent to the kitchen is a spacious dining area and a comfortable living room with large windows that fill the home with natural light. A two piece powder room and a laundry/mudroom with garage access complete the main floor. Upstairs you will find four bedrooms, including a generous primary suite with a walk-in closet and full ensuite bath. The developed basement includes a fifth bedroom, an additional full bathroom, and a living area that can be used as a home gym, theatre space, or office. The pie-shaped backyard is a standout feature, backing directly onto open green space for added privacy. Enjoy the warmer months outdoors with a large lawn, a spacious deck, and a storage shed. Located near parks, pathways, schools, and all amenities with quick access to Stoney Trail, this move-in-ready home combines comfort, space, and convenience in a family-friendly setting.



Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230245    |
| Price          | \$849,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,156       |
| Acres          | 0.21        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 152 Citadel Meadow Bay Nw |
| Subdivision | Citadel                   |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 4Z5                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                   |
| Appliances        | Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Gas                                                                             |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private |
| Roof              | Shingle                                                    |
| Construction      | Stone, Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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