

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

MLS® #A2203365

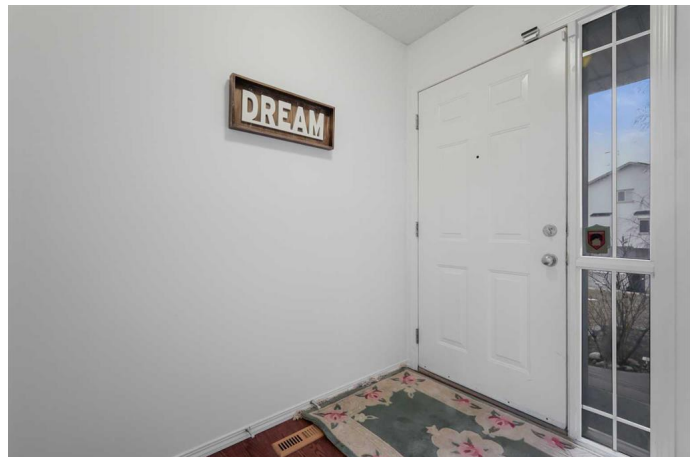
**\$725,000**

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, Gas Stove, Microwave, Range Hood, Washer, Window Coverings  
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 BBQ gas line, Private Yard  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 21st, 2025  
Days on Market 36  
Zoning R-CG

### Listing Details

Listing Office RE/MAX First

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