

**22 Citadel Meadow Gardens NW
Calgary, Alberta**

MLS # A2176794



\$464,900

Division:	Citadel		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,254 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, Street		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 377
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: None

Welcome to this beautifully appointed 4 bedroom, 3.5 bathroom Townhome with a single attached garage. Conveniently located with easy access to Stoney Trail, minutes from shops and walking distance to plenty of pathways and parks. This original owner thoughtfully designed this home from top to bottom and is perfectly situated with south facing exposure. There have been many upgrades over the years that make this home the perfect fit (newer paint, flooring, appliances, hot water tank and furnace) Walk in the front door to an abundance of natural light and an open concept living throughout to give it more of a semi-detached feel. The main floor is perfectly designed for functionality and style. Kitchen features stainless steel appliances, beautiful mosaic tile backsplash, laminate countertops, pantry, and a generous amount of prep space. Full size dining area can easily accommodate a dining table and showcases large windows with views of greenspace. The open concept living room and half bath complete this level. Head on to the upper level where you will find the large primary retreat which boasts a massive window, a walk-in closet, and a 3 piece ensuite. Additional two bedrooms complete with plenty of natural light and large closets. Another 4 piece bath completes the upper level. The finished basement has a large bedroom with a walk-in closet, storage and another 3 piece bath with custom tile shower. The back deck is a great size and is south facing onto a green space. Enjoy a BBQ or just sit out and enjoy! This townhome has 1,820 square feet of finished living space, single attached garage, and private back deck. Book your showing today and come on Buy!