

# \$689,900 - 517 Citadel Meadow Bay Nw, Calgary

MLS® #A2225860

**\$689,900**

5 Bedroom, 4.00 Bathroom, 1,883 sqft

Residential on 0.11 Acres

Citadel, Calgary, Alberta

openhouse sunday june 22 1-3pm, Nestled in a quiet street, this spacious 3+2-bedroom, 4-bath home offers over 2,600 sqft of beautifully designed living space, perfect for families seeking comfort and convenience. The main floor features an open floor plan, allowing for seamless interaction between the kitchen, dining, and living areas. The kitchen boasts ample oak cabinetry, a walk-in pantry, and a large island with granite countertops, making meal preparation a delight. A sunny dining area opens up to the large, fully fenced backyard, complete with an expansive deck—ideal for summer gatherings. Additionally, there is a main-floor den, perfect for a home office or study, along with a powder room and direct access to the double garage for added convenience. Upstairs, a spacious bonus room with a cozy gas fireplace offers a relaxing retreat for family movie nights or casual gatherings. The primary bedroom features a walk-in closet and a luxurious 5-piece ensuite, providing a private sanctuary. Two additional well-sized bedrooms and a 4-piece bath complete the upper level, offering plenty of space for the entire family. The fully finished basement adds even more livable space, featuring two large bedrooms, a huge walk-in closet, and a modern 4-piece bathroom. Whether used as a guest suite, recreation area, or additional family space, this level offers flexibility and comfort. Located within minutes of key amenities, this home is just a 6-minute drive to grocery stores and



restaurants and within walking distance to elementary and high schools, as well as parks. Crowfoot LRT Station is just 9 minutes away, offering easy commuting options, while CrossIron Mills Mall is only 17 minutes by car for all your shopping needs. With quick access to Crowchild Trail and Stoney Trail, this home is ideally situated for convenience and accessibility. Don't miss the opportunity to make this incredible home yours! Contact us today for a private viewing.

Built in 2000

**Essential Information**

MLS® #	A2225860
Price	\$689,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,883
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	517 Citadel Meadow Bay Nw
Subdivision	Citadel
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4Y9

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	40
Zoning	R-CG
HOA Fees	30
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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