



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**258 CITADEL MEADOW Grove, Calgary T3G 4K7**

MLS®#: **A2133957**      Area: **Citadel**      Listing Date: **05/21/24**      List Price: **\$699,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **5,091 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area  
 Abv Sqft: **1,843**  
 Low Sqft:  
 Ttl Sqft: **1,843**

DOM

**45**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Fire Pit,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11`11" x 15`7"	Bedroom	Second	11`8" x 9`4"
Bedroom	Second	9`1" x 11`1"	Den	Main	11`8" x 11`1"
Living Room	Main	13`4" x 15`5"	Dining Room	Main	15`0" x 10`6"
Kitchen	Main	10`1" x 12`7"	2pc Bathroom	Main	5`7" x 5`8"
5pc Ensuite bath	Second	12`11" x 9`6"	4pc Bathroom	Second	8`1" x 5`0"
Family Room	Basement	18`9" x 27`6"	Bedroom	Basement	10`4" x 14`7"
3pc Bathroom	Basement	8`8" x 5`0"	Laundry	Main	6`1" x 7`3"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1N**

**9212377**

Remarks

Pub Rmks: **Welcome to 258 Citadel Meadow Grove NW, a Jayman built residence boasting a superb floor plan,additional 730 sq ft finished basement and a beautifully landscaped lot. Inside, discover hardwood flooring complemented by a distinctive ceramic tile kitchen featuring stainless steel appliances. Enjoy the brightness of the spacious dining area with vaulted ceilings and relax in the expansive living room with a cozy gas fireplace. Additionally, find convenience in the main floor front office/den. This home offers 3+1 generously sized bedrooms, including a spacious Master with a custom ensuite showcasing furniture cabinetry. The finished basement adds further comfort with a 3-piece bathroom, a fourth bedroom, and a family room. Step outside to a fantastic tiered deck overlooking a meticulously landscaped yard complete with charming patio stone walkways.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















