

**137 CITYSIDE Road, Calgary T3N 1H8**

MLS®#: **A2114589** Area: **Cityscape** Listing Date: **03/17/24** List Price: **\$814,999**  
 Status: **Active** County: **Calgary** Change: **-\$24k, 10-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **3,519 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,162**  
 Low Sqft:  
 Ttl Sqft: **2,162**

DOM

**63**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance,Private Yard**  
 Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Dining Room	Main	14`7" x 8`8"
Kitchen	Main	14`7" x 10`2"	Living Room	Main	15`7" x 16`11"
Mud Room	Main	11`4" x 5`7"	4pc Bathroom	Upper	4`10" x 10`10"
5pc Ensuite bath	Upper	7`10" x 10`10"	Bedroom	Upper	10`4" x 11`7"
Bedroom	Upper	10`4" x 9`11"	Den	Upper	12`8" x 14`9"
Bedroom - Primary	Upper	17`8" x 13`7"	Walk-In Closet	Upper	8`0" x 8`6"
3pc Bathroom	Basement	8`11" x 6`5"	Bedroom	Basement	11`0" x 12`0"

Game Room	Basement	18`0" x 16`4"	Furnace/Utility Room	Basement	15`0" x 11`2"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		DC			
Legal Desc:		1712210			
			Remarks		
Pub Rmks:		<p>Welcome to this exquisite 4-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Cityscape in Northeast Calgary. Boasting 2162 square feet of living space, this residence offers a seamless blend of comfort and style. Step inside to discover a captivating open floor plan accentuated by high ceilings and luxurious LVP plank flooring. The amazing kitchen is a culinary haven, complete with full height cabinets, quartz countertops, and a walk-in pantry, while the adjoining dining room provides the perfect backdrop for hosting gatherings with loved ones. Relax and unwind in the spacious living room, bathed in natural light pouring through the large windows. Upstairs, a loft area offers additional space for work or play, while the upper-level laundry room adds convenience to daily routines. Retreat to the primary bedroom featuring a lavish 5pc ensuite bathroom with quartz countertops. Two other bedrooms are also good sized for comfortable living . Downstairs, the illegal basement suite with a separate entrance offers flexibility for personal living or a rental option that can help with the mortgage, boasting a big rec room, Kitchen, bedroom and a full bathroom. Outside, the fully fenced backyard and expansive deck create an inviting outdoor oasis for entertaining or simply enjoying the serene surroundings. With a front attached double garage completing the package, this home offers unparalleled comfort and convenience in one of Calgary's most desirable neighborhoods. Don't miss the opportunity to make it yours!</p>			
Inclusions:		Basement - Electric Stove, Refrigerator, Washer, Dryer, Range Hood			
Property Listed By:		PREP Realty			

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

















