

137 CITYSIDE Road, Calgary T3N 1H8

Utilities:

A2114589 Cityscape 03/17/24 List Price: **\$814,999** MLS®#: Area: Listing

Status: Active Calgary Change: Association: Fort McMurray County: -\$24k, 10-May

Date:

General Information

Residential Prop Type: Sub Type: Detached

Calgary City/Town: Year Built: 2018 Lot Information

Ttl Sqft: Lot Sz Ar: 3,519 sqft 2,162 Lot Shape:

Finished Floor Area

2,162

Abv Saft:

Low Sqft:

Access:

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

DOM

63 Layout

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

<u>Parking</u>

Ttl Park: 5 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Vinyl Siding, Wood Frame** Sewer:

Flooring:

Ext Feat: Playground, Private Entrance, Private Yard 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

Room Information

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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:

Inclusions:

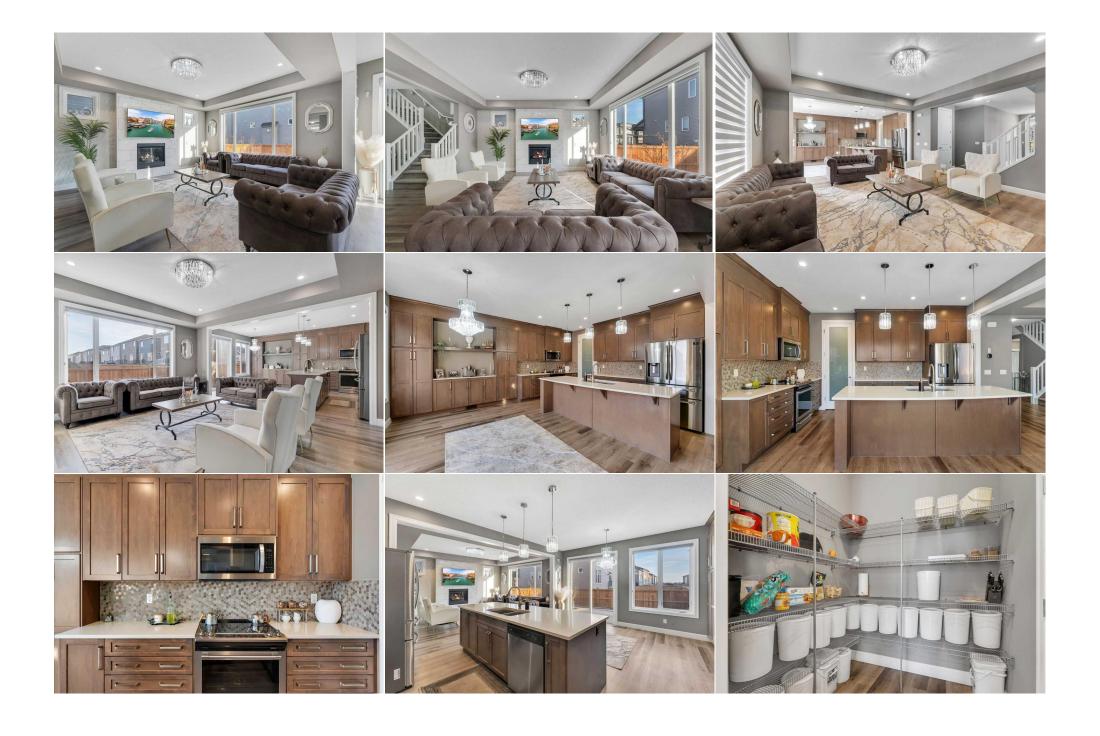
Welcome to this exquisite 4-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Cityscape in Northeast Calgary. Boasting 2162 square feet of living space, this residence offers a seamless blend of comfort and style. Step inside to discover a captivating open floor plan accentuated 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!

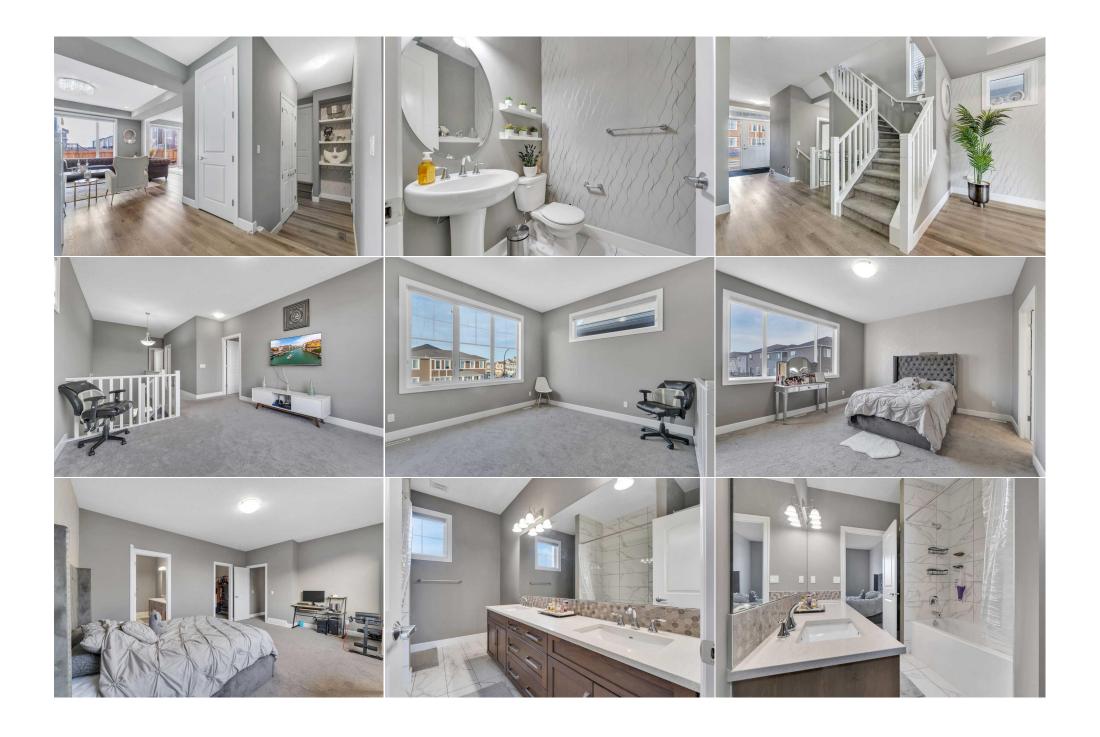
Basement - Electric Stove, Refrigerator, Washer, Dryer, Range Hood

Property Listed By: PREP Realty

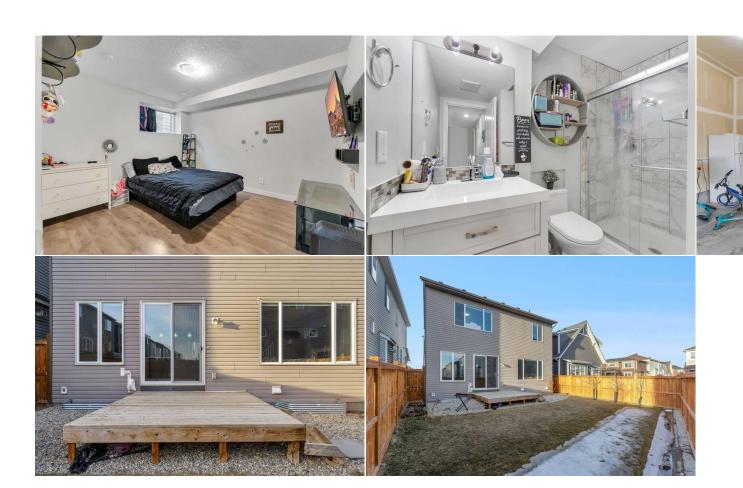
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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