



THE
A-TEAM

**RE/MAX
FIRST**

13 CITYSPRING Common, Calgary T3N 1Z9

MLS® #: **A2118698**

Area: **Cityscape**

Listing Date: **03/29/24**

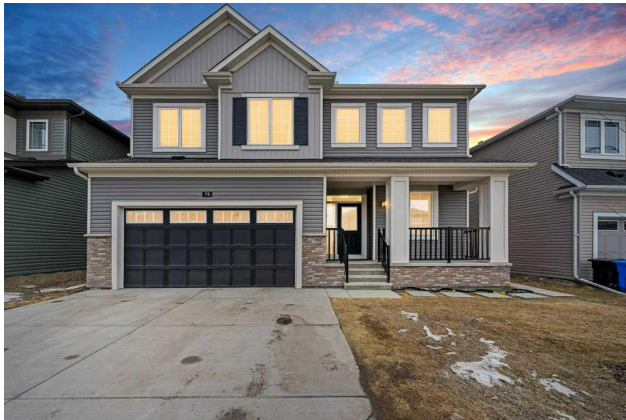
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,799 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,703**

Low Sqft:

Ttl Sqft: **2,703**

DOM

51

Layout

Beds: **7 (4 3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Double Garage Attached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsm:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings

Int Feat:

Double Vanity,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`2" x 16`5"
Living Room	Main	15`1" x 19`8"
Mud Room	Main	6`9" x 7`0"
2pc Bathroom	Main	
Bedroom	Upper	10`0" x 12`10"
Bedroom	Upper	10`6" x 11`6"
4pc Bathroom	Upper	5`8" x 11`2"

Room	Level	Dimensions
Dining Room	Main	11`7" x 16`6"
Den	Main	9`6" x 10`6"
Pantry	Main	6`8" x 6`6"
Bedroom - Primary	Upper	15`6" x 18`10"
Bedroom	Upper	10`0" x 13`8"
4pc Ensuite bath	Upper	8`2" x 7`10"
Laundry	Upper	10`6" x 5`3"

Bonus Room
Game Room
Bedroom
3pc Bathroom

Upper
Basement
Basement
Basement

15`6" x 11`1"
11`4" x 15`5"
12`0" x 9`11"

Kitchen
Bedroom
Bedroom

Basement
Basement
Basement

8`11" x 8`8"
11`0" x 11`7"
9`7" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110297

Zoning:
R-G

Remarks

Pub Rmks:

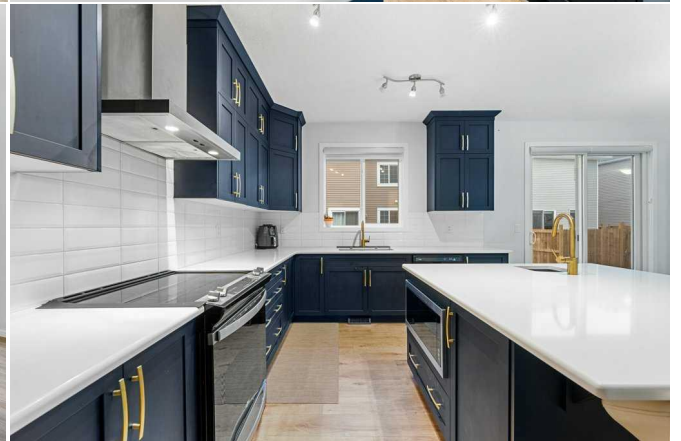
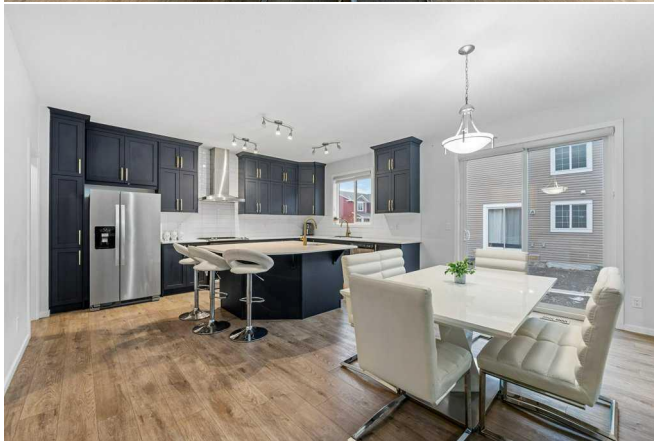
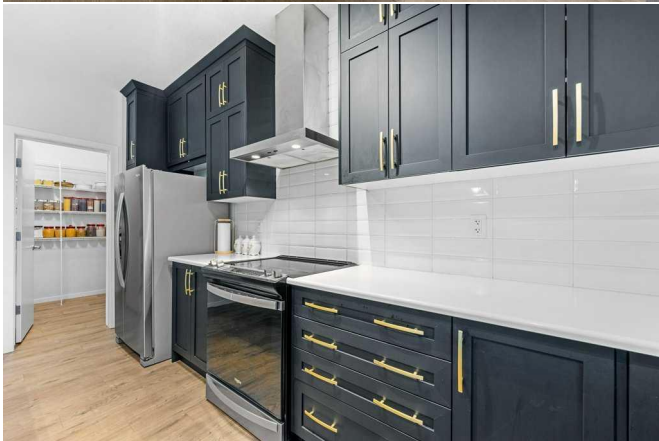
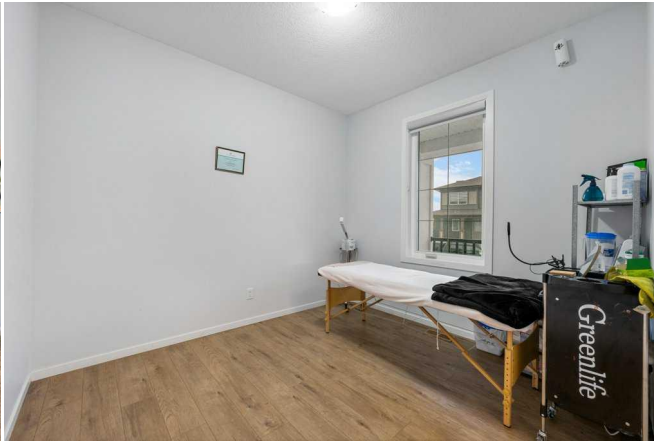
Welcome to this stunning "Mattamy home" nestled on a spacious 44-foot lot, boasting an inviting 36-foot width of the house in the most demanding community of Cityscape featuring 4 bedrooms upstairs and 3 bedroom illegal basement suite in the basement and intotal of almost 3800 sqft of living area. As you step inside, you're greeted by the perfect blend of modern elegance and functionality. The main floor opens up to a den, offering a versatile space ideal for a home office or cozy reading nook. Adjacent to the den, the living area beckons with warmth from a gas fireplace, providing a cozy ambiance for gatherings or quiet evenings in. Prepare to be wowed by the expansive, modern kitchen, a true chef's delight with its ample space and top-of-the-line appliances. A generously sized pantry ensures plenty of storage for all your culinary needs. The adjacent dining area provides a seamless flow for entertaining guests or enjoying family meals. Conveniently located off the kitchen is a mudroom, designed to keep the rest of the home tidy and organized. Upstairs, discover four spacious bedrooms, each offering comfort and privacy. A bonus area provides additional flexible living space, perfect for a playroom or relaxation area. The laundry room on this level adds practicality to your daily routine. The primary bedroom boasts its own ensuite, providing a luxurious retreat, while another full bathroom ensures convenience for the rest of the household. Venturing downstairs, the basement unveils a fully equipped three-bedroom Illegal suite, complete with a kitchen, living area, and a three-piece bathroom. Located in a desirable area close to all amenities, including parks, environmental reserves, and shopping centers, this home offers the perfect balance of comfort, convenience, and modern living. With easy access to major highways, commuting to work or exploring the surrounding area is a breeze. Welcome home to luxury and lifestyle at its finest.

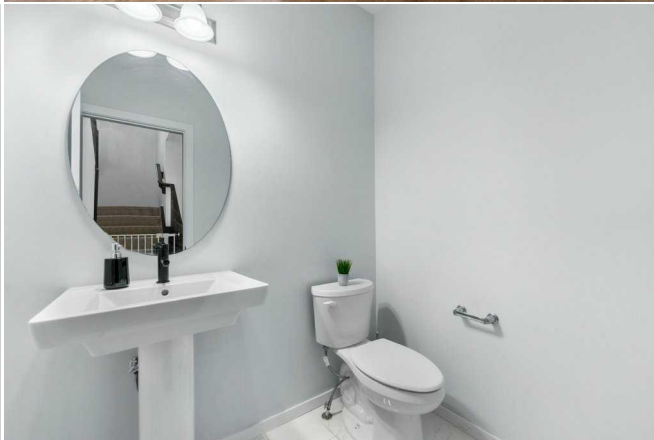
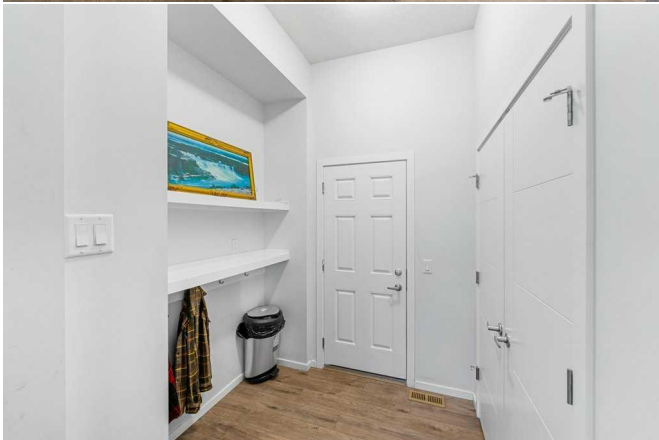
Inclusions:
Property Listed By:

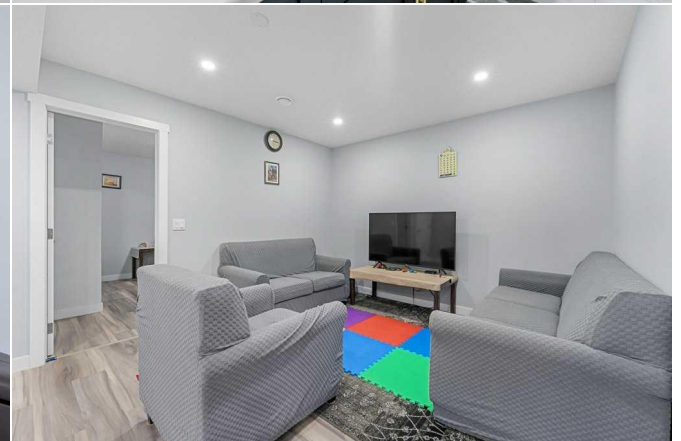
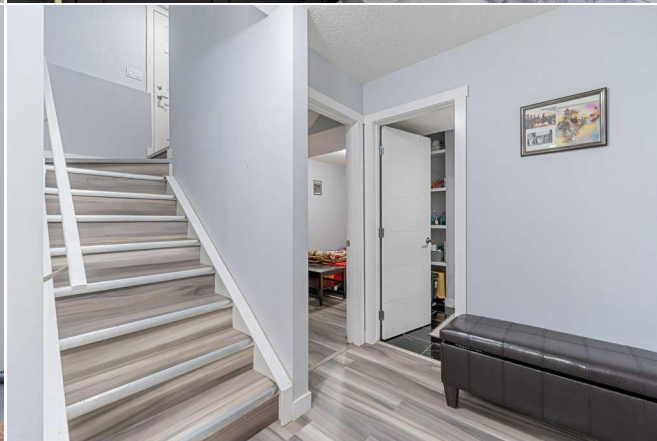
N/A
PREP Realty

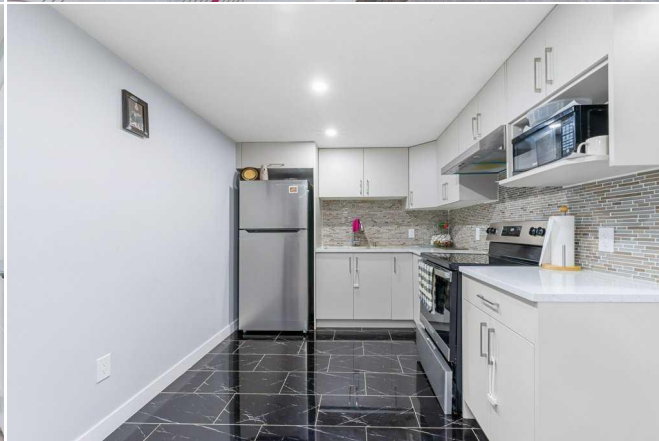
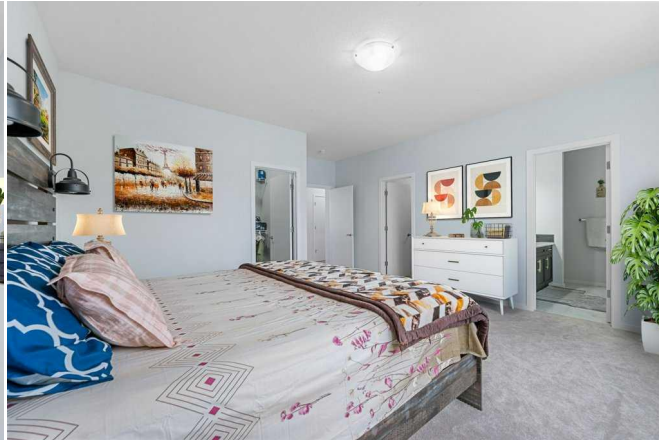
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

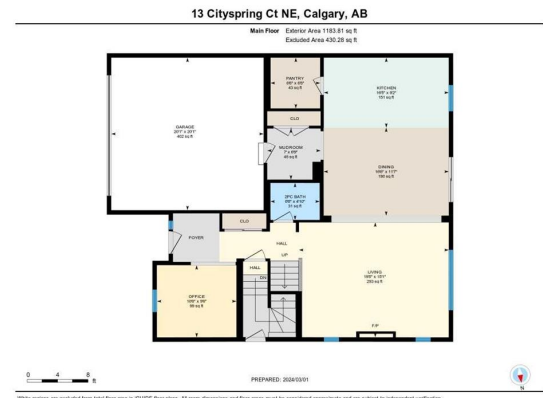












13 Cityspring Ct NE, Calgary, AB

2nd Floor Exterior Area 1019.19 sq ft



13 Cityspring Ct NE, Calgary, AB

Basement (Below Grade) Exterior Area 1028.06 sq ft

