



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 CITYSCAPE Gardens, Calgary T3N 0M6**

MLS®#: **A2134745**

Area: **Cityscape**

Listing Date: **05/23/24**

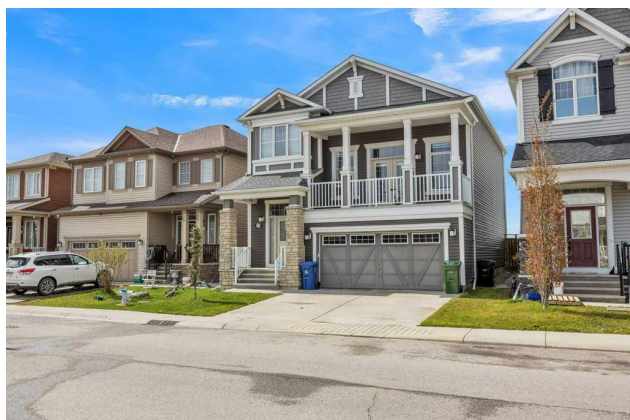
List Price: **\$811,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **3,498 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,411**  
Low Sqft:  
Ttl Sqft: **2,411**

DOM

**33**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,No Neighbours Behind,Rectangular Lot**  
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bathroom Rough-in,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 8`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`5" x 7`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 14`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`11" x 9`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>16`5" x 6`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>19`7" x 19`5"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 20`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 6`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`1" x 9`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`9" x 7`10"</b>

Title:  
**Fee Simple**  
Legal Desc:

**1510507**

Zoning:  
**DC**

Remarks

Pub Rmks: **Welcome to this stunning EAST Facing 2-storey family home, offering 2,412 sq ft area, Front balcony, backing on to no neighbours behind and extensively upgraded house . The main level features a beautiful open floor plan with gleaming hardwood and abundant natural light from large windows. The kitchen boasts stainless steel appliances, Granite countertops, height cabinets, a walk-in pantry, and a center island with barstool seating. The dining room, with sliding glass doors, opens to the west facing deck and a fully fenced and landscaped backyard, seamlessly blending indoor and outdoor living. The living room is anchored by a Gas fireplace, enhancing the home's cozy atmosphere. This level also includes a 2-piece bathroom and a laundry room. Upstairs, a family room/ Bonus area with high ceilings and access to an east-facing balcony awaits. Just 8 steps up are four bedrooms. The expansive primary bedroom includes two walk-in closets and a private 5-piece ensuite bathroom. Bedrooms 2, 3, and 4 are all generously sized and share a main 4-piece bathroom with a tub/shower combo and a single vanity with storage. Outside, the large backyard provides plenty of space for summer activities. Don't miss the chance to view this incredible home—schedule a showing today!**

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

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











