



THE
A-TEAM

**RE/MAX
FIRST**

177 CITYSCAPE Gardens, Calgary T3N 0M6

MLS®#: **A2149789**

Area: **Cityscape**

Listing Date: **07/15/24**

List Price: **\$799,000**

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: **2,412**
Low Sqft:
Ttl Sqft: **2,412**

DOM

63
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
Kitchen	Main	14`4" x 11`7"
Dining Room	Main	14`4" x 8`9"
Foyer	Main	8`5" x 7`1"
Bedroom - Primary	Upper	14`0" x 14`4"
Bedroom	Upper	13`11" x 9`7"
5pc Ensuite bath	Upper	16`5" x 6`0"
Bonus Room	Second	19`7" x 19`5"

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

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

DC

Legal Desc:

1510507

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