



THE
A-TEAM

**RE/MAX
FIRST**

216 CITYSIDE View, Calgary T3N 2N6

MLS®#: **A2155199**

Area: **Cityscape**

Listing Date: **08/06/24**

List Price: **\$759,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,655 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,164**

Low Sqft:

Ttl Sqft: **2,164**

DOM

43

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Pantry	Main	
Dining Room	Main	11`5" x 10`9"
2pc Bathroom	Main	
Den	Main	10`0" x 8`9"
Bedroom - Primary	Upper	14`7" x 13`10"
Loft	Upper	14`9" x 11`5"

Room	Level	Dimensions
Great Room	Main	16`8" x 15`9"
Kitchen	Main	12`10" x 10`8"
Mud Room	Main	
Bedroom	Upper	11`3" x 10`6"
Bedroom	Upper	12`1" x 10`5"
Laundry	Upper	

4pc Bathroom

Upper

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

Zoning:
R1-N

TBV

Remarks

Pub Rmks: **The Maclaren CL offers 2,164 sq. ft in the Cityscape community in Calgary, starting at \$759,990. This 2-car garage single family home has designer picked upgrades included such as Gas Fireplace, Luxury Vinyl Plank Floring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as Side Entry, and a 3pc Basement Plumbing Rough-In in the basement. Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, and 3 you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!**

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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