



THE
A-TEAM

**RE/MAX
FIRST**

235 CITYSIDE Road, Calgary T3N 1J2

MLS®#: **A2156796**

Area: **Cityscape**

Listing Date: **08/12/24**

List Price: **\$819,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,358 sqft**
Lot Shape:

Access:

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

DOM

37

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Concrete,Other,See Remarks,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Storage,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`2" x 20`10"	Dining Room	Main	13`9" x 10`4"
Kitchen	Main	13`9" x 10`1"	Bedroom - Primary	Second	14`0" x 15`7"
5pc Ensuite bath	Second	16`6" x 10`5"	Bedroom	Second	11`0" x 12`1"
Bedroom	Second	10`8" x 11`3"	4pc Bathroom	Second	7`10" x 7`1"
2pc Bathroom	Main	5`6" x 5`8"	Bedroom	Basement	12`11" x 11`6"
3pc Bathroom	Basement	7`10" x 5`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712210

Zoning:
DC

Remarks

Pub Rmks:

DEVELOPED BASEMENT WITH WETBAR | TOTAL 4 BEDROOM | 3.5 BATH | AIR CONDITIONING | LOW MAINTENANCE YARD | LARGE WINDOWS | BONUS ROOM | ORIGINAL OWNER | MODERN UPGRADES. Welcome to this stunning and charming 2 storey home with over 3200 sqft of living space in the heart of CITYSCAPE community! This home is loaded with thoughtful upgrades including HARDIE BOARD SIDINGS, built in closet shelves, backyard speakers, artificial turf front and backyard, composite deck, permanent LED programable holiday lighting and much more! As you step inside, the warm and inviting foyer leads to the spacious living room with a gas fireplace designed perfectly for family gatherings and entertainment. Large windows flood the living room with ton of natural light. The gourmet kitchen is a chef's dream, well-equipped with STAINLESS STEEL APPLIANCES, large central island, walk in pantry, quartz countertops, full height cabinetry, GAS cooktop and DOUBLE OVEN. The laundry room and 2-piece bathroom is conveniently located on the main floor. The upper level offers a massive FAMILY/BONUS AREA with high ceilings, a primary bedroom with custom built-in shelves in the walk-in closet and two generously size bedroom each with separate closets. Heading to the basement, it features a cozy living space with a wet bar/custom shelves, a bedroom perfect for office or gym, a full bathroom with standup shower and a storage room. The SOUTH FACING BACKYARD features large composite deck and artificial grass throughout with hassle-free lawn all year round! It is FULLY FENCED offers privacy and security ideal for relaxation or hosting. A double-attached garage provides additional convenience that can easily fit two vehicles and two additional on the driveway. New shingles and Hardie sidings in 2022. This vibrant location is just a few minutes away from playground, pathways, parks, shopping district, restaurants, airport, Stoney and Deerfoot trail. This home is MOVE-IN READY. Don't miss out on this exclusive opportunity to own a meticulously upgraded home that exceeds every expectation. Check out the 3D tour or book your private showing today!

Inclusions:

Furnitures are negotiable

Property Listed By:

First Place Realty

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