



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**223 CITYSCAPE Gardens, Calgary T3N 0M5**

MLS®#: **A2159201**      Area: **Cityscape**      Listing Date: **09/06/24**      List Price: **\$850,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **3,498 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,301**  
 Low Sqft:  
 Ttl Sqft: **2,301**

DOM

**12**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 8`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 14`0"</b>	<b>Den</b>	<b>Main</b>	<b>14`7" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Bonus Room</b>	<b>Upper</b>	<b>23`5" x 11`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`1" x 5`11"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`2" x 17`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`2" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`9" x 9`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**

**1510507**

Remarks

Pub Rmks:

**\*\* OPEN HOUSE SUNDAY SEPTEMBER 22ND 11:30PM-1:30PM \*\* Check out the 3D Tour! Welcome to this rare WALKOUT 2 storey home backing onto a pond in Cityscape! This home is basically almost brand new, barely used, as you can tell by the pristine condition of the hardwood floors! Starting on the main floor, the open floor plan includes an entertainers kitchen with a large island, stone countertops, and stainless steel appliances. The main floor also includes a walk through panty, a huge mud room, den/office space and a half bathroom. Walking up the sun filled staircase, the 2nd floor offers a enormous bonus room, 3 bedrooms(all bedrooms have walking closets) and 2 full bathrooms including a great sized Primary bedroom with a spa like 4 piece ensuite bathroom. Downstairs is an unfinished basement but there is tons of potential with the full walkout.**

Inclusions:  
Property Listed By:

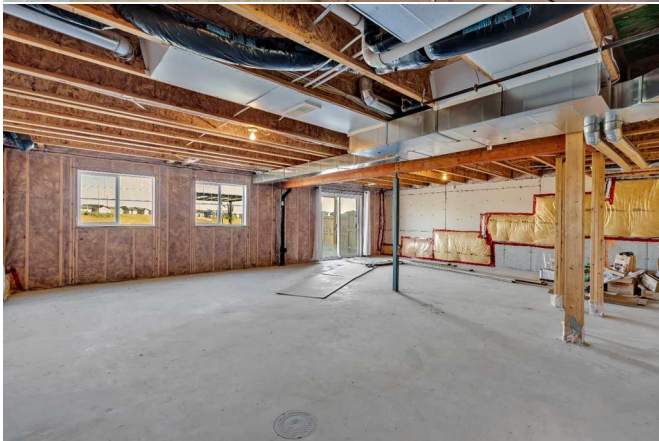
n/a  
**RE/MAX Real Estate (Mountain View)**

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









223 Cityscape Gardens NE



\*\*\* All Measurements adhere to RECA and RMS standards \*\*\*



