



THE
A-TEAM

**RE/MAX
FIRST**

84 CITYSCAPE Grove, Calgary T3N 0M6

MLS®#: **A2160716**

Area: **Cityscape**

Listing Date: **09/04/24**

List Price: **\$689,786**

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: **2,809 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,985**
Low Sqft:
Ttl Sqft: **1,985**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`0" x 3`11"	Family Room	Main	18`10" x 13`1"
Living Room	Main	9`3" x 8`7"	Dining Room	Main	10`4" x 8`7"
Kitchen	Main	10`9" x 10`4"	Bonus Room	Second	12`7" x 9`8"
Bedroom - Primary	Second	14`10" x 12`11"	Bedroom	Second	12`7" x 9`8"
Bedroom	Second	10`11" x 10`2"	5pc Ensuite bath	Second	10`6" x 9`1"
4pc Bathroom	Second	7`9" x 6`5"	Laundry	Second	6`0" x 5`4"
2pc Bathroom	Main	5`0" x 4`6"	Living Room	Lower	14`6" x 12`0"

Kitchen
Den
Furnace/Utility Room

Lower
Lower
Lower

12`1" x 6`7"
8`11" x 6`4"
9`5" x 6`0"

Bedroom
3pc Bathroom

Lower
Lower

13`7" x 12`2"
9`10" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510507

Zoning:
DC

Remarks

Pub Rmks:

Beautiful, clean and spacious home, with lots of upgrades that would be perfect for a large or small family. The main level features 9 ft high ceilings, 8 ft high doors, laminate hardwood and tiles, mirrored closet doors. There is a front Living room that could also be used as a formal dining room. Spacious family room and dining area to enjoy time with family and friends. Kitchen stands out with its quartz countertops, lots of extra height cabinets, stainless steel appliances, gas stove, chimney hood fan. There is a spacious mud room and pantry. Nice railings lead you upstairs to a cozy bonus room, beautiful master suite with tray ceiling, a walk-in closet, and Ensuite with tub, shower and double vanities. There are 2 more bedrooms, a full bath with tiled floor and laundry room on this floor. Separate entry to the lower level. Lower level has laminate flooring, quartz countertops tops in the kitchen, Stainless steel appliances, bedroom, 3 piece bathroom, laundry and storage. Big backyard. Single attached garage that you will appreciate in the cold Calgary winters. New roof and siding. Total of 4 bedrooms and 3 1/2 bathrooms, this fully finished home is full of value and waiting for you.

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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