



THE
A-TEAM

**RE/MAX
FIRST**

77 CITYSCAPE Place, Calgary T3N0S6

MLS®#: **A2161309** Area: **Cityscape** Listing Date: **08/28/24** List Price: **\$629,992**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **2,895 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Greenbelt,No Neighbours Behind**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,488**
 Low Sqft:
 Ttl Sqft: **1,488**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Washer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1610289

Zoning:
DC

Remarks

Pub Rmks:

PRICED TO SELL!!!Immaculate Condition | Loaded with Luxury Upgrades | Park Facing Backyard | Conventional Lot | Air Conditioning | Sunny Backyard | Large Deck | Welcome to your dream home! Extensively upgraded with modern finishes, this stunning residence offers air conditioning, a conventional lot, and a scenic park view. Enjoy the expansive, south-facing sunny backyard, fully landscaped with a large deck—perfect for entertaining and children's activities. With nearly 1,500 square feet of living space, there is ample room to accommodate all your needs. The main floor boasts a beautiful kitchen with stainless steel appliances, quartz countertops, and a large island. The living room, featuring fireplace and large windows, floods the space with natural light. Further inside, the home opens to a generous living area seamlessly connected to a well-appointed kitchen and dining space, complete with a pantry for extra storage. Upstairs, you'll discover three bedrooms, and two complete bathrooms along with linen closet. The primary bedroom comes with standing shower and big walk-in closet. The unfinished basement is awaiting your ideas for potential future development. Enjoy access to amenities including planned schools, an environmental reserve, and commercial plazas, ensuring convenience and entertainment just around the corner. Don't miss this opportunity to own a meticulously detailed and upgraded home that exceeds every expectation. Schedule a viewing today and make this dream home yours!

Inclusions:
Property Listed By:

**Window coverings
Creekside Realty**

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