



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 CITYSIDE Way, Calgary T3N1P1**

MLS®#: **A2163351**

Area: **Cityscape**

Listing Date: **09/05/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Playground,Private Entrance,Private Yard**

Construction:

**Concrete,Stucco**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Breakfast Bar,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Bedroom - Primary | Third | 12`2" x 15`5" |
| Walk-In Closet    | Third | 8`1" x 6`2"   |
| Bedroom           | Third | 11`5" x 9`10" |
| Laundry           | Third | 7`0" x 6`1"   |
| Kitchen           | Main  | 10`11" x 9`3" |
| Living Room       | Main  | 12`7" x 17`5" |
| 2pc Bathroom      | Main  | 5`1" x 4`8"   |

| Room             | Level    | Dimensions     |
|------------------|----------|----------------|
| 5pc Ensuite bath | Third    | 11`5" x 9`0"   |
| Bedroom          | Third    | 11`1" x 13`0"  |
| 4pc Bathroom     | Third    | 5`5" x 9`3"    |
| Bonus Room       | Second   | 12`6" x 15`0"  |
| Dinette          | Main     | 10`11" x 8`10" |
| Foyer            | Main     | 5`9" x 13`2"   |
| Game Room        | Basement | 14`7" x 20`11" |

|                |                 |                      |  |                 |                     |
|----------------|-----------------|----------------------|--|-----------------|---------------------|
| <b>Bedroom</b> | <b>Basement</b> | <b>11`0" x 8`10"</b> | <b>3pc Bathroom</b><br>Legal/Tax/Financial | <b>Basement</b> | <b>7`5" x 4`11"</b> |
|----------------|-----------------|----------------------|--|-----------------|---------------------|

Title: **Fee Simple**  
 Legal Desc: **1910399**

Zoning: **DC**

Remarks

Pub Rmks: **BEAUTIFUL OPEN CONCEPT HOME WITH OVER 2,550 SQUARE FEET OF LIVING SPACE! THIS HOME FEATURES A HAIL-RESISTANT EXTERIOR, FULLY FINISHED BASEMENT, MASSIVE WINDOWS, HIGH CEILINGS AND A HUGE LOW-MAINTAINANCE LANDSCAPED BACKYARD! THIS MATTAMY BUILT ORCHID MODEL HOME IS IN IMMACULATE CONDITION AND BOASTS MANY MANY UPGRADES. As you enter the home, you are immediately welcomed by the high ceilings of a sunlight filled entrance foyer. A few steps up to the well-designed spacious open concept main floor with kitchen, living and dining room. This kitchen is fit for any chef, featuring: an island with double sink and breakfast bar, all stainless steel appliances, ample counter/cabinet space, upgraded added cabinet pantry and upgraded quartz counter tops. The kitchen seamlessly flows into the dining area and the living room, both spacious, 9' ceilings and filled with east facing windows to appreciate Calgary's beautiful sunrises. The main floor is completed with a powder room for convenience and guests. On the warm days, the large deck accessed from the dining area is great for BBQing & enjoying the weather. The second level of the home is only a few more steps up, this entire level is a massive bonus/family room with 3 large windows and 15' ceilings fit for any home theater room, games room, gym area or home office. From this level, you have access to a spacious west facing balcony to enjoy sunsets! The upper level hosts an enormous master bedroom easily capable of hosting a full king bedroom furniture set including dressers. The master suite features an en-suite full bathroom with a standing shower and a full soaker tub! This level has an additional two large bedrooms sized for queen beds and include large closets. The upper floor is finished by a full bathroom with bathtub and a separate dedicated laundry room with space for storage. This home features a fully finished basement with a spacious recreation/games room, a full bedroom, full bathroom with shower and tons of storage space! The DOUBLE ATTACHED GARAGE is fully insulated with drywall installed to keep your cars warm even on the coldest winter nights. LET'S TALK ABOUT THIS HOMES UPGRADES: CENTRAL AIR CONDITIONING, ZEBRA WINDOW COVERINGS, LOW-MAINTANCE LANDSCAPING, FULLY FENCED BACKYARD, TILED BATHROOMS AND LIVING ROOM FIREPLACE. Lastly, Cityscape hosts some of Calgary's most beautiful walking paths, is next to a 115-acre environmental reserve and is located with very easy access to Deerfoot Trail/Stoney Trail. BOOK YOUR SHOWING TODAY!**

Inclusions: **N/A**  
 Property Listed By: **Independent Broker**

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







