



THE
A-TEAM

**RE/MAX
FIRST**

8867 CITYSCAPE Drive, Calgary T3N2H7

MLS® #: **A2163405** Area: **Cityscape** Listing Date: **09/05/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,819 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,514**
 Low Sqft:
 Ttl Sqft: **1,514**

DOM

77
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:
 Park Feat: **Other
 Alley Access, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 5`11"	Dining Room	Main	8`7" x 8`11"
Kitchen	Main	10`11" x 12`9"	Pantry	Main	2`0" x 2`11"
Living Room	Main	11`9" x 9`5"	2pc Bathroom	Main	2`11" x 6`1"
Bonus Room	Upper	13`3" x 14`4"	Laundry	Main	5`3" x 6`6"
4pc Bathroom	Upper	5`4" x 8`1"	Bedroom	Upper	9`3" x 10`9"
Bedroom	Upper	9`3" x 9`6"	Bedroom - Primary	Upper	12`11" x 13`11"
3pc Ensuite bath	Upper	9`3" x 5`8"	Walk-In Closet	Upper	5`7" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
DC

2310537

Remarks

Pub Rmks: **NO CONDO FEE, Newly Built, 2-car Rear Lane Townhouse, the largest unit on the street! This beautifully designed home boasts luxury vinyl plank flooring throughout the main level and features a modern, open floor plan with a dedicated dining area and a separate living room. The spacious kitchen is a highlight, complete with quartz countertops, top-of-the-line stainless steel appliances, and pot lights for added ambiance. The main floor also includes a convenient half bath and a double attached garage. Upstairs, you'll find a generous primary bedroom that serves as a true retreat, featuring a walk-in closet and a luxurious 3-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a laundry room complete the upper level, along with a good-sized family room for extra living space. The basement comes with a 3-piece plumbing rough-in, ready for your personal touch. Enjoy exclusive Architect's Choice options, including knockdown ceilings, and more. This home offers access to planned schools, an environmental reserve, and a commercial complex, perfectly situated with easy access to Stoney Trail, Deerfoot Trail, the airport, shopping centers, and grocery stores. Don't miss this extraordinary opportunity!**

Inclusions: **NA**
Property Listed By: **Comox Realty**

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













