

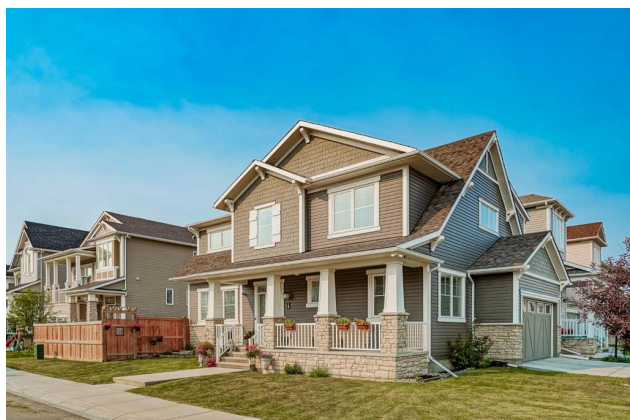


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**182 CITYSIDE Common, Calgary T3N1J1**

MLS®#: **A2164949**      Area: **Cityscape**      Listing Date: **09/12/24**      List Price: **\$825,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **4,370 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,352**  
 Low Sqft:  
 Ttl Sqft: **2,352**

DOM

**7**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **ENERGY STAR Qualified Equipment, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Bathroom Rough-in, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 12`3"	Kitchen	Main	14`1" x 8`9"
Breakfast Nook	Main	6`9" x 5`3"	Dining Room	Main	11`2" x 9`1"
Bonus Room	Upper	20`7" x 15`0"	Laundry	Upper	8`5" x 6`10"
Furnace/Utility Room	Basement	9`1" x 5`1"	Foyer	Main	5`5" x 5`5"
Walk-In Closet	Upper	7`7" x 6`9"	Bedroom - Primary	Upper	14`4" x 12`5"
Bedroom	Upper	10`5" x 10`0"	Bedroom	Upper	10`0" x 9`0"
Bedroom	Main	11`0" x 9`5"	5pc Ensuite bath	Upper	11`8" x 10`3"

4pc Bathroom

Main

9`2" x 4`11"

4pc Bathroom  
Legal/Tax/Financial

Upper

10`3" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

1712210

Zoning:  
DC

Remarks

Pub Rmks:

**Experience the pinnacle of luxury in Mattamy Homes Craftsman Sutton, a residence that exemplifies elegance and sophistication. This stunning property boasts 4 spacious bedrooms and 3 full baths, perfectly designed to meet the needs of a growing family. As you step through the grand entrance, you are immediately welcomed by an open and airy atmosphere. The main floor features an inviting bedroom and a full bath, catering to versatile living arrangements. The expansive great room, highlighted by a cozy gas fireplace, creates a warm and inviting atmosphere ideal for family gatherings. The 9' ceilings and 8' doors throughout the home enhance the home's modern and sophisticated vibe. Every detail has been meticulously curated to blend style and function seamlessly. The large windows flood the space with natural light, enhancing the bright and welcoming ambiance. Culinary enthusiasts will fall in love with the gourmet kitchen, beautifully appointed with QUARTZ countertops, an Island, stainless steel over-the-range microwave, and ambient pot lights, a chef's dream. This kitchen also includes a gas range spice kitchen, adding an extra layer of functionality and flair. Adjacent to the kitchen is a dining area perfect for hosting dinner parties or casual family meals. The side entrance of this splendid home offers convenient and private access, leading directly to an expansive, unfinished basement. This versatile space provides endless possibilities for customization to suit your needs. Whether you're envisioning a revenue generating design, an extensive home gym, or a spacious entertainment area, this basement offers a blank canvas for your creativity. Take advantage of all the amenities as the Cityscape Plaza, City Transit, and Playgrounds all close by! Moving upstairs, the owner's retreat is a private haven, featuring a luxurious 5-piece ensuite and an enormous walk-in closet. This sanctuary offers the perfect balance of comfort and elegance. The upper level continues to impress with two additional well-sized bedrooms, a spacious loft that can serve as a second living area or home office, and a 4-piece bathroom, ensuring ample space for everyone. Additional standout upgrades include DECORA switches and receptacles, a TV-ready wall in the great room, and sleek knockdown ceilings throughout. To top it off, this dream home comes equipped with air conditioning for year-round comfort, a heated garage for those chilly Calgary winters and a 220V outlet for an Electric Vehicle! Nestled in the back of this magnificent property is a beautiful garden adding to the functionality of this outdoor oasis, there is a spacious shed designed to cater to all your storage needs—be it tools, bicycles, or seasonal items. This garden not only enhances the home's aesthetic appeal but also provides an essential space for both leisure and practicality. Don't miss out on the chance to own a property that truly has it all. Your dream home awaits!**

Inclusions:  
Property Listed By:

N/A  
eXp Realty

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













