



THE
A-TEAM

**RE/MAX
FIRST**

115 CITYSPRING Gate, Calgary T3N1Z9

MLS®#: **A2165326** Area: **Cityscape** Listing Date: **09/12/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,056 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,317**
 Low Sqft:
 Ttl Sqft: **2,317**

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **No Animal Home, Pantry, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`2"	Kitchen	Main	13`2" x 10`0"
Office	Main	7`1" x 7`8"	5pc Ensuite bath	Upper	9`3" x 10`10"
Bedroom	Upper	13`6" x 10`4"	Family Room	Upper	14`11" x 18`4"
Bedroom - Primary	Upper	13`7" x 11`6"	Dining Room	Main	11`6" x 11`3"
Living Room	Main	17`4" x 15`5"	4pc Bathroom	Upper	10`0" x 8`9"
Bedroom	Upper	11`3" x 9`5"	Bedroom	Upper	9`4" x 13`0"
Laundry	Upper	9`4" x 6`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2110297

Remarks

Pub Rmks: **This stunning, fully upgraded Mattamy 'Whistler' home, built in 2022, offers 4 bedrooms, 2.5 bathrooms, and a bonus room. Enjoy luxury vinyl plank flooring, quartz countertops, upgraded cabinetry, and more. The open-concept main floor includes a bright living area, a modern kitchen with stainless steel appliances, a flex room, and a 2-piece bathroom. Upstairs, you'll find one primary bedroom with walk-in closet and ensuite bathrooms, plus three additional bedrooms, a 4-piece bathroom, and a bonus room. This home also includes a front attached double garage and is equipped with a security system and Central Air Conditioning. The location offers easy access to Stoney Trail, Metis Trail, and nearby amenities such as schools, grocery stores, parks, and walking paths. With its modern upgrades, spacious layout, and ideal location, this home is a rare find in Cityscape. Experience the perfect blend of style, comfort, and convenience—don't miss out on this exceptional opportunity! Schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









