



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 CITYSCAPE Bay, Calgary T3N 0X1**

MLS®#: **A2166696**      Area: **Cityscape**      Listing Date: **09/18/24**      List Price: **\$1,100,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **6,512 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,667**  
 Low Sqft:  
 Ttl Sqft: **2,667**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Landscaped,Many Trees,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony,Dock,Fire Pit,Private Yard**

Construction: **Concrete,Other**  
 Flooring: **Carpet,Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Ceiling Fan(s),Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions
Pantry	Main	5`4" x 6`7"
Dining Room	Main	11`9" x 9`0"
Mud Room	Main	11`2" x 6`6"
Entrance	Main	8`4" x 18`10"
Walk-In Closet	Second	7`7" x 6`0"
Walk-In Closet	Second	7`7" x 6`0"
Bedroom	Second	11`0" x 14`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`9" x 13`5"
Living Room	Main	17`4" x 15`0"
Den	Main	9`11" x 8`11"
2pc Bathroom	Main	3`1" x 7`0"
Bedroom - Primary	Second	14`11" x 16`11"
5pc Ensuite bath	Second	13`4" x 12`2"
Walk-In Closet	Second	6`0" x 5`5"

<b>5pc Ensuite bath</b>	<b>Second</b>	<b>5`6" x 14`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 14`8"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`8" x 9`9"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`0" x 10`5"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>10`8" x 11`5"</b>	<b>Balcony</b>	<b>Second</b>	<b>5`7" x 10`8"</b>
<b>Laundry</b>	<b>Lower</b>	<b>10`0" x 10`10"</b>	<b>Kitchen With Eating Area</b>	<b>Lower</b>	<b>17`4" x 12`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`9" x 12`11"</b>	<b>Den</b>	<b>Lower</b>	<b>9`1" x 8`11"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>10`3" x 5`0"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>6`0" x 7`11"</b>
<b>Flex Space</b>	<b>Lower</b>	<b>9`9" x 9`3"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **DC**  
 Legal Desc: **1611884**

Remarks

Pub Rmks: **Discover your dream home in Calgary/Cityscape NE, featuring a stunning 6600 sq ft property with a beautifully designed 2667.5 sq ft constructed area. This fully double air-conditioned (separate AC unit for main floor and basement, another for upper level) home offers a huge backyard with beautiful trees backing onto lush green space, complemented by meticulous landscaping. The modern modular kitchen is perfect for entertaining, while the cozy living room invites you to relax by the fireplace, with an additional washroom conveniently located on the main floor. Enjoy three spacious bedrooms, two elegant washrooms, and a main floor office for added functionality. The walkout finished/illegal basement, complete with a cozy fireplace, is ideal for guests or as a rental opportunity. Don't miss this incredible chance to own a piece of paradise—schedule your viewing today!**

Inclusions: **IF BUYER WANTS ANYTHING THAT IS IN HOUSE, CAN BE DISCUSSED FOR SEPRATE SALE PRICE. SELLOR IS LOOKING TO SELL FURNISHED AS WELL.**  
 Property Listed By: **Five Star Realty**

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













