



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 CITYSCAPE Gardens, Calgary T3N 0M6**

MLS®#: **A2174214**

Area: **Cityscape**

Listing Date: **10/26/24**

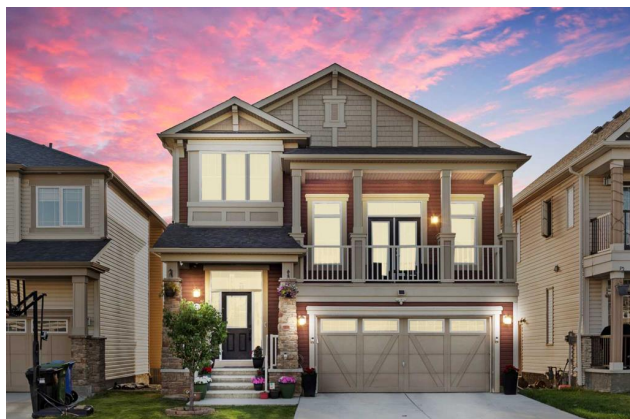
List Price: **\$798,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**  
Lot Information  
Lot Sz Ar: **3,498 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,440**  
Low Sqft:  
Ttl Sqft: **2,440**

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,In Garage Electric Vehicle Charging Station(s)**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Garden,Private Yard**

Construction: **Concrete,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener**  
Int Feat: **Beamed Ceilings,Breakfast Bar,Central Vacuum,Chandelier,Double Vanity,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	19`6" x 19`5"
Kitchen	Main	14`8" x 13`9"
Living Room	Main	20`8" x 16`1"
2pc Bathroom	Main	5`7" x 5`2"
Bedroom - Primary	Upper	13`10" x 15`8"
Bedroom	Upper	11`1" x 11`9"

Room	Level	Dimensions
Foyer	Main	8`4" x 7`0"
Laundry	Main	5`5" x 6`2"
Dining Room	Main	14`9" x 6`8"
Mud Room	Main	14`3" x 3`7"
5pc Ensuite bath	Upper	16`6" x 10`2"
4pc Bathroom	Upper	7`1" x 8`0"

**Bedroom**  
**Game Room**  
**Storage**

**Upper**  
**Basement**  
**Basement**

**10`8" x 12`5"**  
**29`8" x 19`9"**  
**9`9" x 11`8"**

**Walk-In Closet**  
**3pc Bathroom**  
**Furnace/Utility Room**

**Upper**  
**Basement**  
**Basement**

**9`10" x 8`6"**  
**6`4" x 8`5"**  
**6`5" x 6`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**DC**  
**1510507**

Remarks

Pub Rmks:

**Welcome to this stunning East-Facing home with a West-facing Backyard with 3298 sq. ft. developed living space & 3-bedroom, 3.5 bathroom, 3 Living / entertainment room, nestled in the sought-after CITYSCAPE community. Backing on Matis Trail, this property provides ample outdoor space for your enjoyment. This remarkable home combines spacious living with modern amenities to create the perfect living experience for you and your family. The home features a front attached double garage, which is seamlessly connected through a mudroom, offering both convenience and functionality. Stepping into main entrance, you're greeted by a well-lit high ceiling with an elegant accent wall. Going up, you'll find a convenient 2-pc bathroom & Laundry. Continuing forward, a living room featuring wide windows that invite natural light to flood the space. A cozy fireplace promises warmth during winter evenings. The heart of the home is the modern open-concept Gourmet kitchen, boasting Quartz countertops, stainless steel built-in microwave and oven, a gas cooktop stove, and a wall-mounted Chimney Hood Fan. The kitchen island, complete with an undermount sink and dishwasher, serves as a central hub for culinary creations. An oversized pantry offers even more storage possibilities. The main floor features Hardwood flooring, adding a touch of luxury, while the upper level is cozily carpeted. The upper level offers a Massive size family room with High ceiling & full width Balcony, a primary bedroom with a meticulously organized walk-in closet and a luxurious 5-pc ensuite bathroom. Two generously sized bedrooms each feature separate closets, and 4-pc bathroom complete this level. Fully Finished Look Out / sunshine bsmt with 2 extra-large windows provides ample amount of natural light. Basement features massive 30' x 20' Rec room, perfect for Movie-Game room & Gym or office along with a full bathroom and additional storage. Home comes with Costly upgrades include a water softener, Kinetico water filter system, central vacuum, app-operated LED lights, and a Smart NEST thermostat. This house has your dream backyard oasis! This West facing beautifully developed outdoor space features stunning stamped concrete patio lead you through a meticulously landscaped garden. The expansive vinyl deck with glass railing provides the perfect spot for entertaining guests or enjoying a peaceful evening under the stars. Whether hosting a barbecue or relaxing with a book, this backyard offers a harmonious blend of elegance and functionality. Situated just steps away from an open playground and walking path, outdoor recreation and relaxation are at your doorstep. Airport is just 5 min away & Easy access to Stoney Trail and Country Hills Blvd ensures excellent connectivity to the city, while nearby amenities such as Chalo Freshco, Shanja Punjab, Shoppers Drug Mart, and various restaurants, Gas station and banks adding convience. Don't miss out on the opportunity to make this exquisite home your forever sanctuary.**

Inclusions:  
Property Listed By:

**Window Covering, Blinds**  
**RE/MAX Real Estate (Central)**

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

