



THE
A-TEAM

**RE/MAX
FIRST**

137 CITYSIDE Road, Calgary T3N 1H8

MLS®#: **A2175309**

Area: **Cityscape**

Listing Date: **10/27/24**

List Price: **\$794,999**

Status: **Pending**

County: **Calgary**

Change: **+\$20k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar: **3,519 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**

DOM

87
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`6" x 15`8"
Kitchen	Main	14`8" x 9`4"
Bedroom	Second	10`6" x 10`0"
Bedroom - Primary	Second	17`7" x 13`8"
Walk-In Closet	Second	8`6" x 8`1"
Family Room	Second	14`8" x 12`8"
Living Room	Basement	23`5" x 15`2"

Room	Level	Dimensions
Dining Room	Main	14`7" x 9`7"
2pc Bathroom	Main	5`1" x 5`1"
Bedroom	Second	11`7" x 10`4"
5pc Ensuite bath	Second	10`11" x 7`8"
4pc Bathroom	Second	10`11" x 4`11"
Laundry	Second	6`1" x 5`5"
Kitchen	Basement	15`10" x 2`10"

Bedroom
Furnace/Utility Room

Basement
Basement

11`11" x 11`1"
15`4" x 11`1"

3pc Bathroom

Basement

8`10" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1712210

Zoning:
DC

Remarks

Pub Rmks:

Discover this inviting exquisite 2-storey attached garage home featuring 4-bedroom, 3.5 Baths over 2150 Sq. Ft. "This is a stunning detached home nestled in the desirable Cityscape community. Featuring spacious living areas, a modern kitchen with pantry, and serene outdoor spaces, this residence offers comfort and style. With its prime location and inviting charm, this home is a must-see!" Welcome to effortless elegance on the main floor of this Cityscape gem. Step inside to discover a gracious foyer, a cozy living area with a charming fireplace, a luxurious LVP flooring, a modern kitchen with full height cabinets and pantry that inspires culinary adventures, boasting upgraded stainless-steel appliances, stylish cabinetry and ample quartz countertop breakfast bar and a delightful dining area with seamless access to the backyard deck perfect for enjoying outdoor gatherings and relaxation. The upper floor of this remarkable home features a versatile bonus room, perfect for a play area or home office. It boasts three spacious bedrooms, including a luxurious master bedroom with a lavish 5-piece ensuite and a walk-in closet. The additional two bedrooms share a well-appointed 4-piece bathroom. Conveniently located on this level is a laundry room, making everyday chores a breeze. This upper floor layout offers both comfort and functionality for modern living. One of the unique features of this house is the fully developed illegal basement suite with easy access from the separate entrance. Featuring an additional bedroom, a full bathroom, and a cozy living space. The basement kitchen is a fantastic bonus, adding versatility to the lower level and making it an ideal space. This home features a double attached garage equipped with an ADDITIONAL FACILITY must see and a driveway for additional parking. With its modern amenities and thoughtful layout, this home in Cityscape is not just a residence; it's a lifestyle. Don't miss the opportunity to call this place home. Enjoy the convenience of nearby parks, transit, grocery stores, restaurants and other amenities which make this home an ideal choice for modern living. Located just minutes from Metis Trail which leads to Stoney Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. Explore and don't miss the opportunity to make this your dream home!" schedule your viewing today and experience the epitome of contemporary detached home living.

Inclusions:
Property Listed By:

**Basement - Electric Stove, Refrigerator, Washer, Dryer, Range Hood
eXp Realty**

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













