



THE
A-TEAM

**RE/MAX
FIRST**

34 CITYSCAPE Bay, Calgary T3N 0X1

MLS®#: **A2176410** Area: **Cityscape** Listing Date: **10/30/24** List Price: **\$899,900**
 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: **2,671**
 Low Sqft:
 Ttl Sqft: **2,671**

DOM

21
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Landscaped,Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Fire Pit,Private Yard**

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

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

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|------------------|-------|----------------|
| Dining Room | Main | 13`5" x 8`10" | Living Room | Main | 16`11" x 15`0" |
| Kitchen | Main | 13`5" x 12`7" | Office | Main | 8`10" x 9`11" |
| Bedroom - Primary | Upper | 17`0" x 14`11" | Bedroom | Upper | 14`9" x 11`1" |
| Bedroom | Upper | 14`8" x 13`5" | Breakfast Nook | Upper | 10`9" x 11`10" |
| Walk-In Closet | Upper | 4`7" x 9`8" | Walk-In Closet | Upper | 6`7" x 10`4" |
| Walk-In Closet | Upper | 7`7" x 6`1" | Laundry | Upper | 6`1" x 6`9" |
| 4pc Bathroom | Upper | 14`9" x 5`6" | 5pc Ensuite bath | Upper | 13`5" x 12`2" |

2pc Bathroom
Bedroom
Dining Room
Game Room

Main
Basement
Basement
Basement

3`2" x 7`0"
9`1" x 9`1"
12`11" x 7`3"
16`8" x 14`8"

3pc Bathroom
Bedroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement
Basement

5`0" x 10`3"
9`3" x 9`10"
12`11" x 10`1"
10`8" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1611884

Zoning:
DC

Remarks

Pub Rmks:

Nestled in a quiet cul-de-sac, this stunning home with an attached double garage offers privacy and a serene setting on a walk-out lot that backs onto beautiful green space. Thoughtfully designed with premium upgrades throughout, this property features elegant hardwood and tile flooring, a spacious kitchen with stainless steel appliances, and a cozy fireplace in the main living area. With two air conditioners, you'll enjoy year-round comfort. The main floor also includes a dedicated office space, perfect for remote work. Upstairs, the grand master bedroom impresses with his and hers closets and a luxurious ensuite bath. Two additional well-appointed bedrooms, a full bathroom, a laundry room, and a versatile bonus room provide ample living space for the family. The fully finished walk-out basement offers additional living quarters with two rooms, a full bathroom, an expansive living area, and a full kitchen—perfect for guests or extended family. This cul-de-sac home combines upscale features with functional spaces, offering a blend of comfort and luxury in a peaceful, natural setting.

Inclusions:
Property Listed By:

N/A
MaxWell Central

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











