



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

**52**  
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**





















