



THE
A-TEAM

**RE/MAX
FIRST**

73 CITYSIDE Way, Calgary T3N 1P1

MLS®#: **A2176536**

Area: **Cityscape**

Listing Date: **10/31/24**

List Price: **\$849,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **7,760 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,733**
Low Sqft:
Ttl Sqft: **2,733**

DOM

21
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Street Lighting,Pie Shaped Lot,Private,Views
Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`3" x 14`6"
Dining Room	Main	17`7" x 15`2"
Spice Kitchen	Main	5`10" x 9`5"
Family Room	Upper	19`11" x 18`11"
5pc Ensuite bath	Upper	13`0" x 12`10"
Bedroom	Upper	10`6" x 11`6"
Bedroom	Upper	10`3" x 12`9"
Laundry	Upper	6`4" x 5`6"

Room	Level	Dimensions
Living Room	Main	13`2" x 18`1"
Kitchen	Main	12`10" x 12`9"
2pc Bathroom	Main	3`0" x 8`0"
Bedroom - Primary	Upper	16`2" x 14`11"
Walk-In Closet	Upper	6`10" x 9`6"
Bedroom	Upper	10`5" x 11`9"
5pc Bathroom	Upper	5`0" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910399

Zoning:
DC

Remarks

Pub Rmks:

RARE CHANCE TO OWN UPGRADED SPACIOUS DETACHED HOUSE ON MASSIVE 7,760 SQ FEET LOT. OVER \$100K OF UPGRADES. MOST POPULAR MODEL DESIGNED BY MATTAMY has plenty of room for the entire family. The house has an open main floor plan, you are greeted by SPACIOUS ENTRANCE, attractive HARDWOOD FLOORING through out, HIGH CEILINGS and 8FT DOORS makes the place feel more OPEN. Discover a chef's paradise in the fabulous kitchen, equipment with UPGRADED STAINLESS STEEL APPLIANCES, GRANITE countertops and a massive island. Has a separate SPICE KITCHEN with full pantry room. The dining area can comfortably fit a 10-seat table, perfect for hosting parties and you can relax by the cozy, GAS fireplace in the living room. Mudroom has built in shelves for your family's outerwear. A 2-piece bathroom completes the main level. A few steps up from main floor has FAMILY ROOM WITH HIGH CEILINGS perfect for movie nights or additional entertainment area for the guests. The upper level also has 9 FT ceilings, OVERSIZE MASTER BEDROOM WITH BATH OASIS- CUSTOMIZED SHOWER WITH GLASS ENCLOSURE, STAND ALONE SOAKER TUB, EXPANSIVE WALK IN CLOSET- a true retreat for fashion enthusiasts, 3 additional good size bedrooms, laundry room and a full 5-pc bathroom completes this floor. Basement has almost 800 sq feet of unfinished space waiting for your creative ideas. Pie-lot shaped lot with SUNNY SOUTH BACKYARD makes this HOUSE extra special- backing into a green belt with private access to WALKWAY, UNOBSTRUCTED MOUNTAIN VIEW. CLOSE TO SHOPPING, EASY ACCESS TO DEERFOOT, STONEY TRAIL, YYC, AND TRANSIT FRIENDLY. STILL UNDER NEW HOME WARRANTY, DON'T LET THIS SLIP AWAY, call your favorite realtor to book a showing to experience this amazing house in person!! *ADDITIONAL PICS, VIRTUAL TOUR, FLOOR PLAN ARE IN SUPPLEMENT- CHECK IT OUT*****

Inclusions:
Property Listed By:

NA
eXp Realty

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













