

177 CITYSCAPE Gardens, Calgary T3N 0M6

MLS® #: **A2178273** Area: **Cityscape** Listing Date: **11/08/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **+\$10k, 12-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,498 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, No Neighbours Behind, Rectangular Lot**
 Park Feat: **Double Garage Attached, Off Street**

DOM

25
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Kitchen Appl: **Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`4" x 11`7"	Living Room	Main	16`2" x 20`8"
Dining Room	Main	14`4" x 8`9"	Laundry	Main	5`6" x 6`2"
Foyer	Main	8`5" x 7`1"	2pc Bathroom	Main	
Bedroom - Primary	Upper	14`0" x 14`4"	Bedroom	Upper	10`1" x 9`6"
Bedroom	Upper	13`11" x 9`7"	Bedroom	Upper	10`8" x 10`4"
5pc Ensuite bath	Upper	16`5" x 6`0"	4pc Bathroom	Upper	6`9" x 7`10"
Bonus Room	Second	19`7" x 19`5"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

1510507

DC

Remarks

Pub Rmks: *****BRAND NEW SIDE ENTRANCE WITH CITY PERMITS and Wide Concrete STEPS***Welcome to this stunning EAST Facing 2-storey family home, offering 2,412 sq ft area, Front balcony, backing on to no neighbours behind and extensively upgraded house comes with a SEPARATE ENTRANCE TO THE BASEMENT. The main level features a beautiful open floor plan with gleaming hardwood and abundant natural light from large windows. The kitchen boasts stainless steel appliances, Granite countertops, height cabinets, a walk-in pantry, and a center island with barstool seating. The dining room, with sliding glass doors, opens to the west facing deck and a fully fenced and landscaped backyard, seamlessly blending indoor and outdoor living. The living room is anchored by a Gas fireplace, enhancing the home's cozy atmosphere. This level also includes a 2-piece bathroom and a laundry room. Upstairs, a family room/ Bonus area with high ceilings and access to an east-facing balcony awaits. Just 8 steps up are four bedrooms. The expansive primary bedroom includes two walk-in closets and a private 5-piece ensuite bathroom. Bedrooms 2, 3, and 4 are all generously sized and share a main 4-piece bathroom with a tub/shower combo and a single vanity with storage. Outside, the large backyard provides plenty of space for summer activities. Basement comes with a side entrance for your future plans. Don't miss the chance to view this incredible home—schedule a showing today!**

Inclusions: **N/A**
Property Listed By: **PREP Realty**

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











