



THE
A-TEAM

**RE/MAX
FIRST**

8920 CITYSCAPE Drive, Calgary T3N 2N7

MLS®#: **A2181344**

Area: **Cityscape**

Listing Date: **11/30/24**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-Jan**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,710

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,710

Lot Sz Ar:

2,637 sqft

Lot Shape:

DOM

63

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Interior Lot,Street Lighting,Rectangular Lot
Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 4`7"
Family Room	Main	13`3" x 9`10"
Living Room	Main	13`3" x 10`3"
4pc Ensuite bath	Upper	10`5" x 4`11"
Bedroom	Upper	9`6" x 14`5"

Room	Level	Dimensions
Dining Room	Main	15`3" x 12`7"
Kitchen	Main	13`3" x 9`11"
4pc Bathroom	Upper	5`9" x 10`2"
Bedroom	Upper	9`5" x 14`5"
Bedroom - Primary	Upper	14`1" x 11`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410415

Zoning:
DC

Remarks

Pub Rmks:

**** 2024 Brand New Home ** | Semi Detached | 1,710 SqFt | 3-Bedrooms | 2.5 Bathrooms | Open Floor Plan | Quartz Countertops | Stainless Steel Appliances | Barstool Peninsula | High Ceilings | Recessed Lighting | Ample Living Space | Side Entry to Basement | Alley Access | Rear Parking. Welcome home to your brand new never lived in semi-detached 2-storey home in the heart of Cityscape! This spacious family home boasts 1,710 SqFt throughout the main and upper levels with an additional 778 SqFt in the unfinished basement with a side entry. Open the front door to a foyer with closet storage and views into the bright front living room. This living room is a great space for day seating or a home office. The open concept kitchen, dining and living rooms are designed for entertaining friends and family. The kitchen is finished with a sparkling quartz countertop, stainless steel appliances, ample cabinet storage, a dual basin sink, pantry and a barstool seating peninsula for small meals. The dining room will easily fit a table for eight. The family room overlooks the backyard with a large window letting natural light beam in. At the rear of the home is a 2pc bath and a mudroom with closet storage for clean organization. Upstairs has plush carpet flooring in the 3 spacious bedrooms! The primary bedroom is expansive with a walk-in closet and private 4pc ensuite bath with a tub/shower combo. Bedrooms 2 & 3 are both a generous size and share the main 4pc bathroom. The upper level laundry area is every home owner's dream as its located near all the bedrooms! Downstairs, the unfinished basement has a separate side entry and is ready to grow with your family as you see fit! The backyard is a great size and has plenty of space for a detached garage as the home has a rear lane! Hurry and book a showing at this incredible brand new, move in ready home today!**

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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









