



THE
A-TEAM

**RE/MAX
FIRST**

118 CITYSCAPE Terrace, Calgary T3N 0P1

MLS®#: **A2182097** Area: **Cityscape** Listing Date: **12/05/24** List Price: **\$639,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,503**
 Low Sqft:
 Ttl Sqft: **1,503**

DOM

16
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 13`4"	Kitchen	Main	14`4" x 9`0"
Dining Room	Main	14`4" x 10`2"	Bedroom - Primary	Upper	10`11" x 14`8"
Bedroom	Upper	9`10" x 10`7"	Bedroom	Upper	10`3" x 11`9"
3pc Ensuite bath	Upper	4`11" x 8`0"	4pc Bathroom	Upper	10`5" x 5`0"
2pc Bathroom	Main	6`5" x 4`2"	3pc Bathroom	Basement	7`11" x 4`11"
Flex Space	Basement	11`9" x 9`0"	Bedroom	Basement	15`9" x 8`9"
Entrance	Main	6`0" x 5`7"	Laundry	Upper	2`11" x 5`11"

Walk-In Closet
Game Room
Walk-In Closet

Upper
Basement
Basement

4`4" x 4`6"
13`10" x 16`10"
3`4" x 7`3"

Pantry
Furnace/Utility Room
Storage
Legal/Tax/Financial

Main
Basement
Basement

6`4" x 5`3"
8`0" x 6`5"
2`9" x 3`0"

Title:
Fee Simple
Legal Desc:

Zoning:
DC
1610289

Remarks

Pub Rmks: **Discover to this charming 2-story home in the highly sought-after community of Cityscape in NE Calgary. Boasting a double detached garage, this single-family residence features a bright and spacious floor plan with over 2,114 sq. ft. of living space. Designed for modern comfort, it offers 4 bedrooms and 3.5 bathrooms. The main floor impresses with its open layout, 9-foot ceilings, and a well-appointed kitchen complete with full-height rich cabinetry, stainless steel appliances, a central island, and a large walk-in pantry. The cozy living room, dining area with a gas fireplace, and a 2-piece bathroom complete the main level. Upstairs, you'll find 3 generously sized bedrooms, including the primary suite with a walk-in closet and a 3-piece ensuite. Two additional bedrooms, a full bathroom, and a conveniently located laundry area round out the upper floor. The professionally finished basement adds exceptional value, offering a spacious recreation/family room perfect for relaxation or entertaining, an additional bedroom, and a modern bathroom. Step outside to enjoy the private backyard, complete with a large concrete patio ideal for gatherings, and the added convenience of a double detached garage and concrete sidewalks on both sides of the house. The inviting front porch, featuring a full-sized concrete deck and aluminum railing, enhances the home's curb appeal. Perfectly situated, this home is just minutes from bus stops, ponds, parks, playgrounds, groceries, restaurants, shopping, gyms, and other amenities. It also offers easy access to CrossIron Mills shopping mall, Calgary International Airport, Deerfoot Trail, and Stony Trail for seamless commuting. Meticulously maintained and move-in ready, this home is a true gem. Don't miss your opportunity—schedule a showing today and prepare to be impressed!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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













