



THE
A-TEAM

**RE/MAX
FIRST**

251 CITYSCAPE Way, Calgary T3N0X1

MLS® #: **A2185442** Area: **Cityscape** Listing Date: **01/09/25** List Price: **\$1,059,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **3,961 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,787**
 Low Sqft:
 Ttl Sqft: **2,787**

DOM

1
Layout
 Beds: **6 (5 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Gazebo,Front Yard,Garden,No Neighbours Behind,Landscaped,Open Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Washer/Dryer**
 Int Feat: **Bidet,Built-in Features,Chandelier,Crown Molding,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 6`3"
Kitchen	Main	12`6" x 12`2"
2pc Bathroom	Main	5`0" x 6`8"
Living Room	Main	20`11" x 19`1"
Bedroom	Second	14`3" x 11`1"
Laundry	Second	10`6" x 5`10"

Room	Level	Dimensions
Pantry	Main	5`11" x 7`4"
Mud Room	Main	7`5" x 6`2"
Bedroom	Main	9`7" x 12`1"
Family Room	Second	14`8" x 10`4"
4pc Bathroom	Second	12`3" x 8`3"
Bedroom	Second	10`10" x 11`2"

Walk-In Closet **Second** **7`0" x 11`6"**
5pc Bathroom **Second** **8`7" x 15`4"**
4pc Bathroom **Second** **5`1" x 11`6"**
Walk-In Closet **Basement** **7`10" x 6`1"**
3pc Bathroom **Basement** **5`1" x 8`10"**
Game Room **Basement** **29`6" x 19`0"**

Bedroom - Primary **Second** **14`5" x 15`1"**
Bedroom **Second** **10`11" x 11`6"**
Kitchen **Basement** **8`11" x 5`6"**
Furnace/Utility Room **Basement** **7`10" x 12`3"**
Bedroom **Basement** **11`7" x 10`9"**

Legal/Tax/Financial

Title: **Zoning:**
Fee Simple **DC**
Legal Desc: **1611884**

Remarks

Pub Rmks: **Welcome to this extraordinary 2800 sqft corner lot gem with a walkout basement and stunning views of the wetlands. This meticulously designed home boasts unparalleled features that will impress the most discerning buyer. From its full stucco exterior to its thoughtfully planned interiors, every detail has been carefully crafted. Step into the main floor, adorned with rich hardwood flooring, and discover an expansive open-concept layout perfect for family living and entertaining. The centrepiece of the home is the chef-inspired kitchen featuring built-in stainless steel appliances, an extra-large island with granite countertops, and ample storage to meet all your culinary needs. The oversized living room is bathed in natural light from large windows that frame picturesque views. Upstairs, enjoy the elegance of full luxury vinyl plank flooring, enhancing the modern aesthetic of the home. This level offers four generously sized bedrooms, including the luxurious primary suite, complete with a spa-like ensuite and walk-in closet. A second full bathroom and convenient laundry room round out the upper floor. The walkout basement is fully finished and furnished, featuring an ILLEGAL suite with a separate entrance, perfect for extended family or rental income. The basement includes a second full kitchen, spacious living area, bedroom, and bathroom - all designed with the same attention to detail as the rest of the home. The outdoor space is a true retreat! The backyard is fully fenced and boasts full concrete pathways on the sides of the home, leading to a low-maintenance yard complete with a gazebo and a garden. Enjoy your morning coffee or evening gatherings on the extra-large deck overlooking serene wetlands. The entire backyard is laid in concrete for a clean and functional finish. Practicality meets luxury with a double garage and oversized driveway, water softener, and two air conditioning units to ensure year-round comfort. This home is a masterpiece of functionality, luxury, and design, offering the best of indoor and outdoor living. Nestled in a prime location, this home provides easy access to amenities, schools, parks, and walking trails. Don't miss the chance to make this dream property your forever home. Book your private showing today!**

Inclusions: **n/a**
Property Listed By: **URBAN-REALTY.ca**

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









