



THE
A-TEAM

**RE/MAX
FIRST**

62 CITYSIDE Link, Calgary T3N 2B7

MLS®#: **A2188014**

Area: **Cityscape**

Listing Date: **01/18/25**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,346 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,844**
Low Sqft:
Ttl Sqft: **1,844**

DOM

14
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Street Lighting,Rectangular Lot**
Park Feat: **Alley Access,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 5`0"	Den	Main	11`3" x 11`10"
Dining Room	Main	13`1" x 12`0"	Kitchen	Main	8`1" x 15`4"
Living Room	Main	13`1" x 9`2"	4pc Bathroom	Upper	5`6" x 8`6"
4pc Ensuite bath	Upper	8`8" x 5`0"	Bedroom	Upper	9`7" x 10`4"
Bedroom	Upper	9`3" x 9`11"	Family Room	Upper	11`3" x 12`2"
Laundry	Upper	5`6" x 6`5"	Bedroom - Primary	Upper	12`5" x 11`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2210693

Remarks

Pub Rmks: **Gorgeous Family Home | Main Level Den | Sparkling Kitchen | Granite Countertops | Stainless Steel Appliances | Pantry | Open Floor Plan | High Ceilings | Electric Fireplace | Rear Mudroom | 3-Bedrooms | 2.5-Bathrooms | Custom Closet Shelving | Upper Level Family Room | Upper Level Laundry Room | Spacious Unfinished Basement | Large Backyard | Rear Lane | Parking Pad | On Street Parking. Welcome home to your beautiful 2-storey family home boasting 1844SqFt throughout the main and upper levels with an additional 811SqFt in the unfinished basement ready for your family to grow! Open the front door to a foyer with closet storage for a clean and organized space. The main level den is a great space for a home office or overnight guests! The open floor plan kitchen, dining and living rooms make the perfect space to entertain friends and family. The kitchen is finished with crisp white cabinets, a smooth grey granite countertop, stainless steel appliances, a crisp white backsplash and a walk-in pantry for dry goods! The kitchen island is expansive with plenty of space for barstool seating when enjoying small meals. The dining room is spacious and will easily fit a table for 8 plus has additional space for a leaf extension! The living room is accented with an electric fireplace with a floor to ceiling stone wall behind. The living room overlooks the backyard with a large window bringing in ample natural light. The rear mudroom has a closet and a built-in bench and hooks for your winter coats. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms, 2 full bathrooms, a laundry room and family room. The primary bedroom is a personal oasis and has a private 4pc ensuite and walk-in closet. Bedrooms 2 & 3 are both spacious and share the main 4pc bath with a tub/shower combo and single vanity with storage below. The family room is the perfect space to unwind in the evenings with a movie or game night! The upper level laundry is every home owner's dream! Downstairs, the unfinished basement is spacious and is ready for you to plan a space that fits your family's needs! Hurry and book a showing at this incredible family home today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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











