



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 CITYSPRING Way, Calgary T3N 1Z6**

MLS®#: **A2194660**

Area: **Cityscape**

Listing Date: **02/13/25**

List Price: **\$635,000**

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: **2,343 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,508**  
Low Sqft:  
Ttl Sqft: **1,508**

DOM

**9**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`3" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 9`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`4" x 4`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`9" x 14`1"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`4" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 11`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`8" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2110297**

Remarks

Pub Rmks: **Welcome to Cityscape in the lively and new northeast! This beautiful two-storey 2022 home offers an open concept floor plan with a spacious entry into the living room and dining area. The south east facing living room window offers the sun's rays even in the winter. The kitchen boasts white kitchen cabinets and black appliances. A huge walk-in pantry and a large island add storage space and functionality. The half bathroom is directly off the back door, which leads to the back yard and the double parking pad off the back alley. The upstairs has three good sized bedrooms including the large master bedroom with a good sized walk-in closet and a four piece ensuite. The main bathroom has a linen closet and the laundry is conveniently located in the hallway on the upper floor. The walk up basement with separate entrance is undeveloped and ready for your ideas . This home is located walking distance to shopping and restaurants. Easy access to the Airport, Deerfoot Trail and Stony Trail. Hurry, book your showing today!**

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

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









