



THE
A-TEAM

**RE/MAX
FIRST**

137 CITYSIDE Way, Calgary T3N1P2

MLS®#: **A2195035**

Area: **Cityscape**

Listing Date: **02/20/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,445 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

DOM

2

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Range,Microwave,Range Hood,Washer,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`7" x 4`7"	2pc Bathroom	Main	6`5" x 4`7"
Dining Room	Main	7`8" x 11`11"	Living Room	Main	14`2" x 13`6"
Kitchen With Eating Area	Main	15`4" x 13`2"	Spice Kitchen	Main	7`10" x 6`8"
Mud Room	Main	4`9" x 5`6"	Other	Main	4`8" x 14`1"
Bonus Room	Upper	12`3" x 12`4"	Bedroom - Primary	Upper	13`1" x 15`11"
5pc Ensuite bath	Upper	12`9" x 8`6"	Walk-In Closet	Upper	12`9" x 5`5"
Bedroom	Upper	9`6" x 10`7"	Walk-In Closet	Upper	6`6" x 5`2"

Bedroom	Upper	11`7" x 11`3"	Walk-In Closet	Upper	6`7" x 5`11"
Laundry	Upper	6`4" x 7`3"	4pc Bathroom	Upper	4`11" x 10`1"
Living Room	Basement	12`5" x 14`5"	Dining Room	Basement	6`0" x 8`3"
Kitchen	Basement	9`1" x 8`9"	Furnace/Utility Room	Basement	14`10" x 7`5"
Bedroom	Basement	9`11" x 11`9"	Bedroom	Basement	8`7" x 10`5"
3pc Bathroom	Basement	7`11" x 4`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **DC**
 Legal Desc: **1910399**

Remarks

Pub Rmks: **!!!! Step into a home where elegance and sophistication come together seamlessly. —once a show home, now ready for you to make it your own. This stunning property features 3 spacious bedrooms and 2.5 bathrooms, thoughtfully designed to meet the needs of a growing family. As you enter, you'll immediately feel the open, airy atmosphere that invites you in. The main floor combines open spaces and private areas with a seamless flow. The large great room, with a cozy gas fireplace, offers a warm and welcoming setting perfect for family gatherings. The abundant natural light pouring in through large windows brightens the space, enhancing its inviting ambiance. For those who enjoy cooking, the gourmet kitchen is sure to impress. With sleek quartz countertops, a central island, high-end stainless steel and built-in appliances, and stylish pot lighting, it's a chef's dream. The addition of a gas range spice kitchen provides an extra touch of practicality. The dining area next to the kitchen is ideal for hosting everything from intimate family meals to larger dinner parties. Upstairs, the owner's retreat is a peaceful sanctuary, complete with a luxurious 5-piece ensuite and an enormous walk-in closet. It's the perfect place to relax and unwind. The upper level also features two additional well-sized bedrooms, a spacious loft that could serve as a second living area or home office, and a 4-piece bathroom, ensuring plenty of space for everyone. The lower level offers a 2-bedroom basement suite (illegal) with a separate entrance. The open-concept layout of this space makes it versatile, with both living and dining areas. The kitchen features premium cabinetry, stainless steel appliances, and quartz countertops, while the two bedrooms share a 4-piece bathroom. There's also a separate laundry area for added convenience. Located in a family-friendly community, this home offers plenty of recreational opportunities and green spaces for outdoor activities. With its thoughtful design, high-quality finishes, and unbeatable location, this home offers a living experience that's second to none. Don't miss your chance to make this incredible property yours, with Cityscape Plaza, public transit, and playgrounds all just a stone's throw away! Call today for your private showing at 403-376-1313....**

Inclusions: **N/A**
 Property Listed By: **Royal LePage METRO**

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











