



THE
A-TEAM

**RE/MAX
FIRST**

106 CITYSCAPE Way, Calgary T3N 0W9

MLS®#: **A2195805** Area: **Cityscape** Listing Date: **03/01/25** List Price: **\$729,900**
 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: **2,734 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,829**
 Low Sqft:
 Ttl Sqft: **1,829**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Interior Lot,No Neighbours Behind,Rectangular Lot,Street Lighting**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 6`5"
Kitchen	Main	10`3" x 9`2"
4pc Bathroom	Upper	7`9" x 6`4"
Bedroom	Upper	12`2" x 10`0"
Family Room	Upper	10`1" x 13`8"
4pc Bathroom	Basement	9`7" x 6`1"
Kitchen	Basement	12`10" x 11`0"

Room	Level	Dimensions
Dining Room	Main	10`3" x 9`3"
Living Room	Main	13`0" x 18`8"
4pc Ensuite bath	Upper	5`5" x 9`8"
Bedroom	Upper	13`3" x 10`1"
Bedroom - Primary	Upper	18`1" x 17`1"
Bedroom	Basement	9`9" x 10`8"
Laundry	Basement	7`3" x 14`5"

Game Room

Basement

14`0" x 10`10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`4" x 7`9"

Title:
Fee Simple
Legal Desc:

1611884

Zoning:
DC

Remarks

Pub Rmks:

No Neighbours Behind | Backing onto Cricket Grounds | 1,829 SqFt | 4-Bedrooms | 3.5-Bathrooms | Spacious Open Floor Plan | Kitchen Island | Barstool Seating Area | Stainless Steel Appliances | Sizeable Bedrooms | Upper Laundry | Upper Level Family Room | Deck | Separate Entry to Basement Suite(illegal) | 1 Bedroom | Full Bath | Separate Laundry | Gorgeous Backyard | Fully Fenced | Double Attached Front Garage | Driveway | Family Friendly Neighbourhood. Welcome home to this gorgeous 2-storey family home boasting 1,829 SqFt throughout the main and upper levels with an additional 685 SqFt in the 1 bedroom basement suite(illegal). The main level has an open floor plan, high ceilings and ample natural light beaming inside the East and West facing windows. The kitchen is outfitted with quartz countertops, stainless steel appliances, ample cupboard storage and a centre island with barstool seating. The dining room is framed with large windows that overlook the backyard and Cityscape Cricket Grounds. Off the dining room is a door that leads to the back deck and yard. The living room is centred with a gas fireplace for comfort and style. The main level is complete with a 2pc bathroom and closet storage. Upstairs holds 3 bedrooms, a spacious family room and a laundry room. The primary bedroom is grand with a deep walk-in closet and 4pc ensuite bath. Bedrooms 2 & 3 are both a generous size and share the main 4pc bath with a tub/shower combo. The family room upstairs is a great addition to family living space in the evenings. The upper level laundry is a bonus as its near all the bedrooms. Downstairs the 1 bedroom basement suite(illegal) has a separate exterior entrance that opens into the rec room. The rec room and kitchen are an open floor plan making both living and dining comfortable in this space. The kitchen is outfitted with a great amount of cabinet storage. The basement has a great sized bedroom and a 4pc bath with a tub/shower combo. The basement having a separate laundry makes this space fully functional and independent from upstairs! Outside, the fully fenced backyard has an incredible amount of lawn space for kids to play! The yard backs onto the cricket field providing endless space to enjoy. The front attached garage and driveway allow for 4 vehicles to park at all times. This home is nestled in the family enriched neighbourhood! Hurry and book your showing today!

Inclusions:
Property Listed By:

**Basement: Refrigerator, Electric Stove, Range Hood, Washer, Dryer
RE/MAX Crown**

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











