



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**97 CITYSPRING Manor, Calgary T3N 1Z8**

MLS® #: **A2195897**

Area: **Cityscape**

Listing Date: **02/28/25**

List Price: **\$848,786**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **3,466 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,861**  
Low Sqft:  
Ttl Sqft: **2,861**

DOM

**52**  
Layout  
Beds: **5 (5 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 6`3"
Dining Room	Main	16`0" x 10`2"
Bedroom	Main	14`3" x 11`2"
2pc Bathroom	Main	6`11" x 3`5"
Bonus Room	Second	21`7" x 14`9"
Walk-In Closet	Second	10`10" x 7`2"
Bedroom	Second	14`7" x 11`5"
Bedroom	Second	15`1" x 10`9"
Laundry	Second	7`9" x 6`0"

Room	Level	Dimensions
Living Room	Main	16`0" x 11`9"
Kitchen	Main	16`0" x 14`9"
3pc Ensuite bath	Main	10`10" x 9`6"
Mud Room	Main	7`0" x 5`10"
Bedroom - Primary	Second	16`2" x 12`5"
5pc Ensuite bath	Second	9`7" x 7`8"
Bedroom	Second	15`1" x 10`4"
5pc Bathroom	Second	11`5" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2110297**

Remarks

Pub Rmks: **This Very beautiful and Classy home has been thoughtfully designed with Style and comfort in mind. This 2861 sq ft, home offers 5 bedrooms and 3 and 1/2 bathrooms, a separate entrance, and a lot of upgrades and conveniences. The foyer with elegant white tiles, welcomes you and leads you into a spacious and impressive main level with 9 ft ceilings and Luxury Vinyl Plank flooring throughout. The main floor features: A large Living Room with a Cozy gas fireplace with a nice stone tile finish that adds ambiance. Stunning Gourmet Kitchen with double islands, Upgraded Stainless Steel built-in appliances, Quartz countertops, and many cabinets -finished to the ceiling. On this level, there is also a Bedroom and a 3-piece bathroom - ideal for guests or elderly family members. The spacious Dining room opens onto a large deck for you to enjoy. The nicely finished front porch is also a perfect spot to relax away. Iron railings on the staircase add to the bright and open feel to this home. The 9 ft upper level offers more Comfort and Luxury. A large Bonus Room i- ideal for relaxing family time. The Primary bedroom has an extra large walk-in closet and a luxurious 5 piece Ensuite. 3 more very good size bedrooms on this floor. All bedrooms have walk-in closets!. Another full bathroom on this floor plus a laundry room. All bathrooms have quartz counters, floor tiles, and tiles finished to the ceiling in the showers. There is Central Airconditioning for your comfort. A separate entrance to the unfinished 9FT basement with 2 zone Furnace for your future plans. Located in the popular community in Cityscape, you are close to Parks, green space, walking pathways, shopping, fine and casual dining, Calgary Airport, and several major routes. Excellent value is offered in this home for you to enjoy.**

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**

















