



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

65 Cityside View NE Calgary, Alberta

MLS # A2222732



\$655,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,597 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: 9â€™™ Basement Foundation, Side Entry, Railing - 9' Main, Electric Fireplace, 8 Panel Solar System, Stainless Steel Appliance Package with Chimney Hood Fan & Built-In Microwave, Deep Upper Cabinets, Extra Pot Lights, Glass Shower in Ensuite, Quartz Countertops throughout, Luxury Vinyl Plank Flooring added to Entire Main Floor, Ensuite & Main Bathroom, Gas & Water Line, and 3pc Basement Plumbing Rough-In. COLOR PACKAGE PR 1.1

The Cypress is uniquely designed to reimagine livability, with shorter hallways, brighter windows and a grand foyer leading to a charming open-concept main floor. Entertain in your great room beside the electric fireplace and make the most of a spacious kitchen with stainless-steel chimney hood fan and built-in microwave designed for preparing your favourite meals. On the upper floor you'll find the laundry room conveniently close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite with large glass shower enclosure. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans including a sunshine basement! Equipped with 8 Solar Panels! This New Construction home is estimated to be completed July 2025. *Photos & virtual tour are representative.