



**GRASSROOTS**  
REALTY GROUP

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**77 Cityside View NE**  
**Calgary, Alberta**

**MLS # A2223205**



**\$691,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Stone Counters		
<b>Inclusions:</b>	N/A		

The Yamnuska plan was uniquely designed to fill your home with sunlight from brighter windows, shorter hallways, and a charming open concept main floor. This floorplan is a stunner, with a welcoming foyer leading to the great room. A spacious kitchen, large pantry, stainless steel chimney hood fan & built-in microwave in an island that's perfect for entertaining. On the upper floor you'll find the convenient laundry room close to the bedrooms and main bath. Escape to your primary bedroom with a walk-in closet and ensuite with dual-sinks and enclosed glass shower. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed July 2025. \*Photos & virtual tour are representative.