



GRASSROOTS
REALTY GROUP

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

30 Cityside Way NE
Calgary, Alberta

MLS # A2224663



\$729,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,851 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Partial	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: None

Welcome to your stunning family home, featuring numerous upgrades and 2500 sq. ft. of beautifully finished living space. This impressive 2-storey home includes central air conditioning, Zebra window coverings, 4 spacious bedrooms, and a massive bonus room with high ceilings. 3.5 modern bathrooms, it's perfect for families of all sizes. The open-concept design is filled with natural light, beginning from the inviting foyer. The beautiful kitchen offers quartz countertops, stainless appliances, /Central island breakfast bar/Gas Stove and added cabinet pantry. The spacious dining area leads to a deck and backyard. While the bright family room features a cozy gas fireplace. A conveniently located half bath completes the main floor. This property features an upper level with a spacious primary bedroom, complete with a luxurious 5-piece ensuite, double vanity, soaker tub, and oversized shower—ideal for relaxation. The primary suite also includes a generous walk-in closet for ample storage. Additionally, there are two more bedrooms, a sun-filled bonus room with access to a west-facing balcony, high ceilings, and an upper-level laundry room. The professionally finished (with permits) lower level offers a 4th bedroom, a 3-piece bathroom, and a recreational room. or unwinding with family. and plenty of Crawl space for extra storage. Enjoy a Low Maintenance Landscaping and fully fenced backyard that is ideal for outdoor activities and family gatherings, a beautifully designed concrete patio enhances the space for entertaining or unwinding. The front Double attached garage is fully finished (drywalled and insulated). OTHER FEATURES INCLUDE HAIL-RESISTANT ROOF SHINGLES AND STUCCO SIDING. This Community hosts some of Calgary's most beautiful walking paths,/Environmental Reserve and is located with very easy access to local shopping/ Cross

Iron Mall and Major routes such as Deerfoot Trail/Stoney Trail. !!! NO DISAPPOINTMENTS HERE!!!