



GRASSROOTS
REALTY GROUP

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28 Cityside Green NE
Calgary, Alberta

MLS # A2225465



\$649,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,443 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: none

EXCEPTIONALLY CLEAN and well maintained property is up for sale. Amazing value in this beautifully designed 2 ½ storey, 3-bedroom contemporary home in the vibrant community of Cityscape. This property offers a lot of features that enhance both style and functionality such as open concept, 9' ceiling on the main floor and basement, front porch for your morning tea. As you step inside, you are greeted by a thoughtfully designed open-concept layout that seamlessly connects the dining room, kitchen and living room. The spacious great room is adorned with large windows that allows natural light and featuring a gas fireplace for cozy, relaxing evenings. Main floor kitchen is a chef's dream. Ceiling height kitchen cabinets with tons of space, beautiful backsplash and enough counter space for all your needs. A big central island and the dining area offers ample space for family gatherings. Lot of recent upgrades includes new roof, siding and gutters November 2024, central AC February 2023, under kitchen cabinet lights, new Samsung refrigerator April 2022, Samsung Gas Range and high efficiency hood fan 2024. On the second floor, you will find two generously sized bedrooms with shareable 4 pc bathroom. Upper floor completes with a primary bedroom, 4-piece ensuite bathroom with ceiling height tiles and a spacious walk-in closet. Basement is tastefully developed with 9' ceiling. IT can easily be converted into a legal suite with side entrance and by putting a new stove. Basement includes a large family room, professionally designed kitchen with a provision for electric stove, laundry and a good sized bedroom. Low maintenance backyard, double detached garage and deck for your summer bar b q is a treat. Seller has kept everything up to date as far as Furnance cleaning and the maintenance of the house. This home is situated in a

community where you can access all the amenities at walking distance making it an excellent investment opportunity. Don't miss your chance to own this remarkable property! Click on the media link to view each room individually, then schedule a viewing to experience all that this home has to offer!