



GRASSROOTS
REALTY GROUP

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23 Cityside Green NE
Calgary, Alberta

MLS # A2229091



\$829,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,611 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Gazebo		

Stunning Family Home | Backyard Oasis | Landscaped | Lush Lawn | Fruit Trees | Garden Beds | Outdoor Lounging Area | Gazebo | Shed | Incredible Open Floor Plan | Main Level Office/Flex Space | Granite Countertops | Full Height Cabinets | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Pantry | Ample Natural Lighting | Gas Fireplace | Upper Level Bonus Room | Sizeable Bedrooms | Upper Level Laundry Room | Finished Basement | Entertainment Space | Wet Bar | Dimmable Basement Lighting | Custom Ambiance | 5.1 Sound Wiring with Paradigm Speakers | Basement Bedroom | Basement 3pc Bath | Storage | Double Attached Garage | Driveway. Welcome home! 23 Cityside Green NE is a gorgeous 2-storey family home boasting 3,636 SqFt throughout the main, upper and basement levels. The main level opens to a tiled foyer with closet storage. Move into the home where you find an office/flex space with a great addition to your family's needs. The open concept living throughout the kitchen, dining and living rooms. The kitchen is outfitted with granite countertops, built-in stainless steel appliances, full height cabinets and a centre island with barstool seating. The walk-in pantry is a bonus for your dry goods storage. The dining and living rooms are abundantly filled with natural light beaming through the large windows. The dining room is paired with sliding glass doors that lead to your meticulously designed backyard making indoor/outdoor living easy! The living room has a gas fireplace with a TV ready wall above! The main level is complete with a mud room off the interior garage door and a 2pc bath. Upstairs opens to a spacious rec room which is the perfect space to unwind in the evenings. The primary bedroom is massive with a walk-in closet and private 5pc ensuite bath. The ensuite has a deep soaking tub, walk-in shower, double vanity and a

private washing closet. Bedrooms 2 & 3 also have walk-in closets and these bedrooms share the split 4pc bath with a tub/shower combo. This split bathroom has an extended single vanity with great storage below and a door that separates the sink from the tub. The upper level laundry room is every home owner's dream as its located near the bedrooms. Downstairs is the entertainer's palace! This finished basement has a great rec room with a wet bar, dimmable lighting, 5.1 surround sound wiring Paradigm speakers. The dimming lights provide you with a custom ambiance for any occasion! The showstopper green wet bar has cabinets above & below with a quartz countertop and honeycomb backsplash. The basement flex room (currently used a bedroom) is a generous size and is across from the 3pc bath with a walk-in shower. This home has an incredible amount of storage for season items. Outside, the spectacular backyard is where you'll spend every minute of your summer! Your backyard has a patio, raised garden beds, a landscaped tree line and central lawn to relax. Hurry and book your showing at this incredible family home today!