

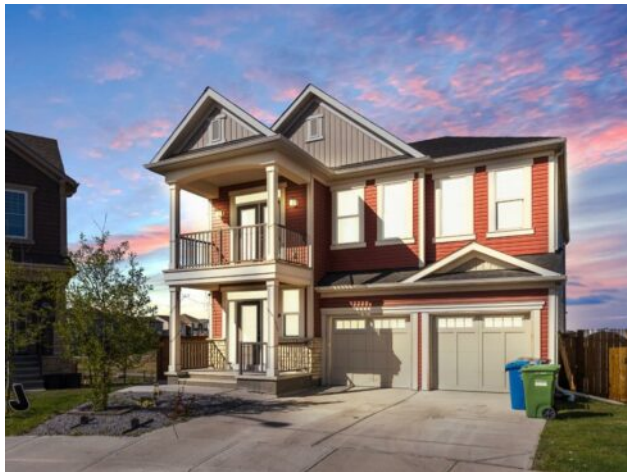


GRASSROOTS
REALTY GROUP

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34 Cityscape Bay NE
Calgary, Alberta

MLS # A2230182



\$799,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,695 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

Backing onto a Nature Reserve | Panoramic Views | Walk-Out Basement Suite (Illegal) | Designer Upgrades | Main Floor Office | Gourmet Kitchen | Quartz Countertops | Full-Height Cabinets | Upstairs Family Room | Dual Closets in Primary | Jack & Jill Bathroom | Upstairs Laundry | Separate Basement Entry & Laundry | Expansive Outdoor Living | Deck | Patio | Balcony | Oversized Backyard | Direct Access to Walking Trails | Double Attached Garage | Extra-Wide Driveway | Quiet Cul-de-Sac Welcome to 34 Cityscape Bay NE—a beautifully upgraded home offering over 3,600 SqFt of total living space including a fully developed (illegal) walk-out basement suite. Backing directly onto the peaceful Cityscape Environmental Reserve, this home offers breathtaking unobstructed views and the privacy of no rear neighbours. Step inside to a bright and airy foyer, where soaring ceilings and rich hardwood floors set a sophisticated tone. The main level features a private office, perfect for remote work, along with a 2pc powder room and mudroom off the garage entry. The open-concept layout blends the spacious living room, dining area, and chef-inspired kitchen—complete with quartz counters, a massive island, stainless steel built-ins, a stylish backsplash, and a walk-in pantry. The large windows throughout the main level fill the space with natural light and frame views of the reserve. Enjoy seamless indoor/outdoor living with direct access to a full-width balcony overlooking the expansive backyard. The cozy living area centers around a stunning gas fireplace with a floor-to-ceiling stone surround. Upstairs, you’ll find three generous bedrooms, a full Jack & Jill bathroom connecting bedrooms 2 & 3, a spacious bonus/family room, and ultra-convenient upper-level laundry. The luxurious primary room includes His & Hers walk-in closets and a spa-like ensuite

with a soaking tub, dual sinks, and a makeup vanity. French doors off the bonus room lead to a charming front balcony—perfect for relaxing on summer evenings. The walk-out basement suite (illegal) offers a modern open-plan kitchen/living area, two large rooms with closets, a sleek 3pc bath, and separate laundry and entrance—ideal for extended family or rental potential. Enjoy endless outdoor fun in the massive backyard with direct access to trails and green space. Located on a quiet cul-de-sac, with a double attached garage and wide driveway, this home truly has it all. Don't miss this rare gem—book your showing today!