



GRASSROOTS
REALTY GROUP

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138 Cityside Way NE
Calgary, Alberta

MLS # A2231338



\$694,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,858 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot, Street Light		

Heating: Central, High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV mounts, window blinds, Foyer Wall Mirrors, Seller will swap the current stove with a new Whirlpool electric smooth top stove prior to possession.

Jewel of a Deal!!! ** Quick Possession - July 2025 ** Convenient Location - Steps away from the walking paths, basketball court, park, pathways, meeting area, shopping, medical, transit, and the new exits. A wonderful URBAN STYLE HOME with high ceilings, many upgraded features & meticulously crafted - Truly a custom-built dream home. Close to 1900 SF of luxury living space offering three bedrooms, 2.5 baths & an upper bonus room with vaulted ceilings ... Check out the floor plan! This OPEN design features a smart CHEF's kitchen all over looking the dining area and great room. Upgraded Fit & Finish features include: luxurious plank flooring, carpet, tile floors, light & plumbing fixtures, baseboard, doors, casings... and so much more! The kitchen is masterfully designed for efficiency and entertaining (grey shaker style doors & trims), white quartz counter tops, upgraded stainless steel appliances, pantry, heiring bone design tiled backsplash, recessed lighting, dramatic central island with a flush eating bar for three & under mount stainless steel sink sink, and task lighting above. Upstairs includes an oversized primary bedroom with a full spa-like ensuite (Big soaker tub) with an oversized walk-in closet. 2 more generously sized spare bedrooms and a big bonus room. Other impressive features include: Oversized, fully insulated double attached garage, Unspoiled basement, big west-facing back yard with an upper wood deck, fully fenced, rich front curb appeal with smart board wood details, and covered front entry with verandah. Call your friendly REALTOR(R) to book a viewing!