



GRASSROOTS
REALTY GROUP

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

10542 Cityscape Drive NE
Calgary, Alberta

MLS # A2241771



\$475,000

Division:	Cityscape		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Hood Fan

Cityscape Sanctuary: Zero Condo Fees in your Low-Maintenance Dream Townhouse Awaits! Discover the epitome of convenient, low-maintenance living in this immaculate 3-bedroom townhouse in the desirable community of Cityscape. Embrace a lifestyle of ease, complete with an expansive deck and a double attached garage that offers direct access to your home – no more braving the elements! Step inside the sophisticated main floor, where natural light floods the modern, open-concept design. Clear sightlines effortlessly connect the kitchen, dining, and living rooms, creating an inviting flow that's perfect for entertaining. Imagine seamless conversations as you prepare delicious meals in the beautiful kitchen, boasting sleek stainless-steel appliances, an abundance of cabinetry, and a generous peninsula breakfast bar island – the ideal spot for casual meals or gathering with loved ones. A convenient powder room and direct access to the attached garage complete this level, adding to the home's practicality. Ascend to the upper level and discover your private oasis with a sunny south-facing deck beckons for summer barbecues with its convenient gas line and provides a serene space to relax and soak up the sun. This level also hosts a spacious 4-piece family bathroom and three bright, generously sized bedrooms. The master oasis is a true retreat, featuring a large walk-in closet and a private 3-piece ensuite, ensuring your personal sanctuary is just that. The basement presents a blank canvas, eagerly awaiting your dream development. With ample space, it's ready to accommodate everything on your wish list, from an additional bedroom to a home theatre or fitness area. Beyond the walls of this stunning home, Cityscape offers an unparalleled lifestyle. Located kitty-corner from a vibrant park, you're steps away from

green space and recreation. Enjoy the ease of walking to transit and exploring the extensive scenic walkways and nature trails that wind through the impressive 115-acre natural preserve. For those times you need to venture further, enjoy easy access to Stoney and Deerfoot Trails, placing Cross Iron Mills Mall, Costco, the airport, the Genesis Centre, Prairie Winds Park, and a wealth of amenities within effortless reach. This is an opportunity to embrace a vibrant, connected, and truly comfortable lifestyle – so book your Showing today!