



**GRASSROOTS**  
REALTY GROUP

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**62 Cityspring Manor NE**  
**Calgary, Alberta**

**MLS # A2248005**



**\$998,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,805 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Rectangular Lot		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Forced Air, Humidity Control	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Two TV Wall Mounts

Welcome to this well-appointed, contemporary family home featuring elegant design, practical layout, and high-end finishes. With 4 bedrooms, multiple living areas, and a blank-canvas basement, it combines comfort, flexibility, and strong potential for personalization or future development—all in a growing and conveniently located community of Cityscape. This beautiful corner house sits on a 6300 sq feet lot with both front/backyard areas, backing onto 115 acres of environmental reserve, featuring parks, wetlands and scenic walking trails. The gourmet kitchen impresses with majestic kitchen island, stainless steel built-in appliances, floor-to-ceiling cabinetry, and luxurious quartz countertops. Featuring 9 ft. ceiling on all levels including 8 ft. doors. The primary suite impresses with an extra-large walk-in closet and a 4-piece ensuite bathroom. Three additional bedrooms, each with walk-in closets, plus a full bathroom and upper-level laundry room round out the upper floor. All bathrooms feature quartz countertops, floor-to-ceiling tiles in showers, and high-quality flooring. The upper level features a spacious bonus room, ideal for family time or recreation. Walkout with a separate entrance leads to the unfinished 9-ft basement, offering future development potential. The home is noted as no-animal and no-smoking, reflecting a well-maintained condition. The home includes a double attached garage and offers space for up to 4 vehicles. Convenient access to parks, green spaces, walking trails, shopping options, casual and fine dining, the Calgary Airport, and major routes ensures highly favorable location value. This spacious/one the largest lots in Cityscape also holds a Basketball half court and leaves enormous space in the backyard for other activities. Oversized deck provides a glimpse of the beautiful landscape. THIS COULD BE YOURS VERY OWN

NEW DREAM HOME!