



GRASSROOTS
REALTY GROUP

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21 Cityscape Avenue NE
Calgary, Alberta

MLS # A2250357



\$649,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,683 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Electric, Heat Pump, Solar

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Location Location Location! Welcome Home to this MOVE-IN READY SHOW STOPPER in the heart of CITYSCAPE! This impressive TWO-STOREY DREAM HOME by MATTAMY (IRIS A MODEL), 3 BED + 1 DEN | 3.5 BATH | DOUBLE GARAGE | FULLY FINISHED BASEMENT| NET-ZERO ENERGY SOLAR PANELS, combines thoughtful design with cutting-edge sustainability. Conveniently located 8 MIN TO THE AIRPORT, close to CROSS IRON Mall, Serene WALKING/BIKING PATHS, CITYSCAPE SQUARE with plenty of newer Amenities, BUS STOPS, and with easy access to METIS and STONEY TRAIL. This Incredible Dream Home with an (ARCHITECTURAL MEASUREMENT) of 1704 SQ.FT. approx. showcases innovative ECO-FRIENDLY TECHNOLOGY, SOLAR-VOLTAIC PANELS on both the HOME AND GARAGE, to maintain ENERGY EFFICIENCY— helping you SAVINGS ON YOUR UTILITY BILLS and a healthier living environment. Step inside through the front porch to the main foyer, the Modern OPEN Concept FLOOR PLAN is filled with ABUNDANT OF NATURAL LIGHT complemented by soaring HIGH 9-FT CEILINGS, elegant ENGINEERED HARDWOOD FLOORING, CUSTOM-MADE WINDOW COVERINGS, POT LIGHTING THROUGHOUT, SOUNDPROOF WALLS, a SPACE COOLING/HEATING SYSTEM, UPGRADED WIDER STAIRCASE, 8FT DOORS, BUILT-IN PANTRY, and of course, the DOUBLE DETACHED GARAGE. The Chef's GOURMET KITCHEN is well designed for both function and style with Soft-Closing Cabinets featuring BUILT-IN LED LIGHTS, an OVERSIZED KITCHEN ISLAND WITH SEATING, stunning QUARTZ COUNTERTOPS, and a mix of PENDANT and POT LIGHTING. UPGRADED STAINLESS STEEL APPLIANCES. Enjoy a bright LIVING

ROOM and spacious DINING ROOM, perfect for entertaining or family gatherings. The 2-PIECE HALF BATH, convenient MUDROOM, well designed PANTRY, Oversized storage closet besides an additional Mirrored sliding doors leading towards the hallway. The UPPER level features luxurious PRIMARY BEDROOM with PRIVATE BALCONY to enjoy your morning Coffee with breath-taking view, Walk-in closet and a Spa-like 4-piece ENSUITE. Two GENEROUSLY SIZED BEDROOMS, another 4-PIECE BATHROOM, and a conveniently located LAUNDRY ROOM with built-in shelves complete this floor. The FULLY DEVELOPED BASEMENT is ready for both entertainment and comfort— featuring a WET BAR with GRANITE COUNTER-TOP, stylish BACKSPLASH, a spacious REC/LIVING ROOM with Home THEATRE Space & BUILT-IN SPEAKERS, additional GUEST ROOM or HOME OFFICE SPACE, a FULL 4-PIECE BATHROOM, plenty OF EXTRA STORAGE, a UTILITY ROOM, and FUTURE POTENTIAL for SEPARATE ENTRANCE and a 4TH BEDROOM. Enjoy your own private fully landscaped and fenced backyard Oasis. This is a perfect home offering MODERN LIVING with ENERGY SMART FEATURES and unbeatable convenience. DON’T MISS OUT on the opportunity to make this your DREAM HOME — book your private showing Today!