



**GRASSROOTS**  
REALTY GROUP

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**223 Cityscape Gardens NE**  
**Calgary, Alberta**

**MLS # A2253588**



**\$699,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** n/a

AMAZING DEAL!!! Check out the 3D Tour! Welcome to this rare WALKOUT 2 storey home backing onto a pond in Cityscape! This home is basically almost brand new, barely used, as you can tell by the pristine condition of the hardwood floors! Starting on the main floor, the open floor plan includes an entertainers kitchen with a large island, stone countertops, and stainless steel appliances. The main floor also includes a walk through panty, a huge mud room, den/office space and a half bathroom. Walking up the sun filled staircase, the 2nd floor offers a enormous bonus room, 3 bedrooms(all bedrooms have walking closets) and 2 full bathrooms including a great sized Primary bedroom with a spa like 4 piece ensuite bathroom. Downstairs is an unfinished basement but there is tons of potential with the full walkout. Book your showing today!