



GRASSROOTS
REALTY GROUP

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29 Cityside Link NE
Calgary, Alberta

MLS # A2263552



\$949,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,951 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Steam Room		

Inclusions: all fixed appliances on upper level and in basement

Prime Location | 2.5 years old house. | Total 3,865.04 Sq. Ft. (above grade 2951.28 Sqft + 913.76 Sqft legal basement suite) Key Property Features • Bedrooms: 7 • Bathrooms: 5 o Basement Suite (Legal 2-bed, 1-bath) • Frontage: 46 feet • Garage: Double attached (gas heater rough-in, central vacuum rough-in installed) • Orientation: East-facing • 2.5 years old house. Highlights & Upgrades • High Ceilings (9ft) on all floors for an open, airy feel • Main Floor 5th Bedroom with Ensuite bathroom + Steam Room • Chef's Kitchen: o Stainless steel appliances o Gas cooktop, built-in appliances like microwave, oven, refrigerator, dishwasher o Ample counter space • Open Floor Plan filled with natural light due to large windows and east facing • Main Floor Powder Room (Half Bath) * 5th bedroom on main floor with full ensuite 3 Pc washroom with steam room. • Luxury Finishes throughout Upper Floor Features • 4 Spacious Bedrooms • 2 Full Bathrooms with modern finishes • Primary Bedroom with: o 5-piece ensuite o Walk-in closet • Huge Bonus Room over garage between main and upper floor – ideal for family gatherings or entertainment with disturbing the above and below floor • Upper Floor Laundry Room – conveniently located near bedrooms Basement Legal Suite • 2 Bedrooms & 1 Modern Bathroom o LED mirror & glass-door standing shower • Spacious Living Room with electric fireplace • Two Large Storage rooms other than the two bedrooms • Ideal for multi-generational living or rental income • Glossy white kitchen cabinets • Electric display fireplace in living room other than the separate natural gas furnace for heat in basement Exterior & Comfort Features • No Rear and front Neighbors – private and

serene setting • Backyard Views: Rocky Mountains + Downtown Calgary • Central AC & Heating • Two-Zone Split Temperature Control • Professionally Fenced & Sodded Yard • Rough-in for Central Vacuum System and Garage heater Location Benefits • Walking Distance to Cityscape Square Plaza (6 houses down the street) • Easy Access to below by drive: o YYC Airport (5 minutes) o Deerfoot Trail (8 minutes) o Stoney Trail (5 minutes) • Peaceful community with urban convenience