



GRASSROOTS
REALTY GROUP

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

61 Cityscape View NE
Calgary, Alberta

MLS # A2272628



\$690,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

SHOWS 10/10!!! COME and SEE this STUNNING 2-STOREY home that has been built to the HIGHEST STANDARDS. Every ASPECT of this BEAUTIFUL HOME has been THOUGHTFULLY DESIGNED to create a PERFECT BLEND of LUXURIOUS FINISHES and a PRACTICAL LAYOUT. As you step inside, you will be greeted by a BRIGHT and SPACIOUS LIVING ROOM, ANCHORED with a GAS FIREPLACE, creating the PERFECT SETTING for CHERISHED FAMILY GATHERINGS. The OPEN-CONCEPT Design FLOWS SEAMLESSLY to a GORGEOUS, UPGRADED KITCHEN EQUIPPED with STAINLESS STEEL APPLIANCES that make cooking a joyful experience. The kitchen features Beautiful MODERN WHITE CABINETRY, ENDLESS QUARTZ COUNTERTOPS, a Gleaming backsplash, and a BUILT-IN MICROWAVE HOOD RANGE. All that is left to do is MOVE IN and EMBRACE the ELEGANCE of this MODERN HOME! The DINING AREA can easily ACCOMMODATE large family gatherings and has door access to a GOOD-SIZED DECK, complemented by a FULLY FENCED and maintenance-free backyard. After a long day at work, UNWIND in the COMFORT of the SPACIOUS BONUS AREA. You can also STEP OUT and RELAX on the PRIVATE BALCONY, which OFFERS VIEWS of the PARK and AMPLE SPACE for a table and chairs. This beautiful home comes with THREE GENEROUSLY SIZED BEDROOMS UPSTAIRS, each EQUIPPED with WALK-IN CLOSETS, ENSURING that everyone in your family has their OWN PERSONAL OASIS. The UPGRADED MASTER ENSUITE bathroom is perfect for UNWINDING after a long day. There is no need to go to the basement for Laundry, as a LAUNDRY PAIR is CONVENIENTLY LOCATED on the upper level. ENJOY THE BEAUTY of CITYSAPE'S PONDS,

PLAYGROUNDS, and SCHOOL PARKS at your Doorstep. Plus, a QUICK DRIVE will take you to CROSS IRON MILLS Mall, STONEY TRAIL, and Country Hills BLVD, where you'll find PLENTY of AMENITIES. DON'T MISS THE OPPORTUNITY to experience " Modern and Quality Living ". CONTACT your favourite REALTOR TODAY for inquiries and to schedule a PRIVATE VIEWING !!!