



GRASSROOTS
REALTY GROUP

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**12 CITYSIDE Crescent NE
Calgary, Alberta**

MLS # A2272830



\$799,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RE0110 Detached
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Separate Entrance, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

BRAND NEW BUILD | SOLAR PANELS| HUGE CORNER LOT | ONE OF THE BIGGEST LOTS IN CITYSCAPE | LEGAL SUITE | HIGH-END OWNER-INSTALLED APPLIANCES (NOT BUILDER GRADE) | GOURMET KITCHEN | NEW-HOME WARRANTY | 4+1 BEDROOMS | 2.5 + 1 BATHROOMS | SEPARATE LAUNDRY UP & DOWN | POWDER ROOM ON MAIN Welcome to this brand new 1,911 sq.ft. (approx.) home situated on one of the largest corner lots in all of Cityscape. With over \$65,000+ in premium upgrades, this property showcases remarkable quality throughout & including upgraded flooring, a fully upgraded gourmet kitchen, and premium high-end appliances installed by the owner (not builder grade), adding exceptional value and long-term durability. The main floor features a convenient powder room, making the layout ideal for families and entertaining. With a total developed area of approx. 2,630 sq.ft., the home includes a LEGAL BASEMENT SUITE complete with its own separate laundry, offering an excellent mortgage helper opportunity. The upper level also has its own dedicated laundry, enhancing everyday convenience. Located in the desirable community of Cityscape, you're just minutes away from essential amenities, parks, schools, shopping, and transit. This rare, upgraded corner-lot home delivers comfort, functionality, and exceptional value. Call your favorite REALTOR® today! This beautifully upgraded property is priced diligently and won't last long.