



GRASSROOTS
REALTY GROUP

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

138 Cityside Way NE
Calgary, Alberta

MLS # A2276083



\$629,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,823 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to the stunning Double front garage attached house by Mattamy Homes in one of the desirable community of cityscape! This newly built 2-storey home offers 1822 SqFt with 3 bedrooms, 2.5 bathrooms, and a spacious open-concept layout. The main floor features LVP flooring, large windows, pot lighting, and a stylish kitchen with quartz counters, stainless steel appliances, microwave hood fan and upgraded cabinetry. The living room is warmed by a gas fireplace. Upstairs offers plush carpet, a bonus room, walk-in laundry, and 3 generous bedrooms—with walk-in closets. The primary suite boasts a private ensuite and walk-in closet. Additional highlights include a double attached garage, mudroom, and 3pc basement rough-ins. Located near future schools, an environmental reserve, and a planned commercial hub—this is the perfect place to call home!