



**GRASSROOTS**  
REALTY GROUP

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

9000 Cityscape Drive NE  
Calgary, Alberta

MLS # A2279825



**\$515,990**

Division:	Cityscape		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,543 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: n/a

The Cardinal is designed for convenient family living with a stunning, open-concept great room for every momentous occasion in your life. The main floor has been completed with luxury vinyl plank flooring. Transform the kitchen into your sanctuary and enjoy a dining area filled with warm sunlight from the great room's large bright windows. Enjoy a versatile flex room, perfect for a main floor office or playroom. On the upper floor you'll find the main bathroom and laundry. Bedrooms 2 and 3 are down the hall. Relax in your primary bedroom with a walk-in closet and ensuite. A separate side entrance and foundation have been added to your benefit for any future potential basement development plans! Mattamy includes 8 solar panels on all homes as a standard inclusion. Photos representative.