



GRASSROOTS
REALTY GROUP

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123 Cityside Crescent NE
Calgary, Alberta

MLS # A2284916



\$679,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,721 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: basement - Fridge, Stove, Hood fan, washer/dryer

**** LEGAL 1 Bedroom Basement Suite **** Gorgeous Family Home Backing onto Greenspace | No Neighbours Behind | West Facing | 1,722 SqFt | Upgraded Kitchen | Quartz Countertops | Built-in Stainless Steel Appliances | Kitchen Island with Barstool Seating Space | Open Floor Plan | Great Natural Light | Electric Fireplace | 3 Upper Level Bedrooms | Upgraded Primary Ensuite with Dual Vanities & Glass Walk-in Shower | Upper Level Bonus Room | Walk-in Laundry Room | Separate Entry to Legal Basement Suite | 9ft Basement Ceilings | 1 Bed + Den | Basement Laundry | High Cabinets | Great Backyard | Landscaped Front Yard | 8 Panel Solar System | Quiet Road | Incredible Location. Welcome home to 123 Cityside Crescent NE, a gorgeous family home boasting 1,722 SqFt throughout the main and upper levels plus a legal 1 bed & den basement suite. The main level has a great open floor plan full of natural light beaming through the East facing windows. The upgraded sparkling kitchen is outfitted with white quartz countertops, built-in stainless steel appliances, ample cabinetry and a centre island with barstool seating. The dining area is framed with large that overlook the backyard and is paired with a door to access it making indoor/outdoor living easy. The living room is centred with an electric fireplace making it a comfortable and stylish space to relax. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms, a bonus family room and a walk-in laundry room. All bedrooms and the bonus room have plush carpet flooring to add to your comfort. The primary bedroom is spacious and has a walk-in closet and a private 4pc ensuite upgraded with a double vanity and glass shower. Bedrooms 2 & 3 share the main 4pc bath with a tub/shower combo and an extended single vanity with great storage below. The bonus family room is the

perfect space to unwind in the evenings with your family! Having your full walk-in laundry room upstairs is an added bonus as its near all the bedrooms! Downstairs, the legal 1 bedroom + den basement suite is fantastic as a mortgage helper! Currently rented at \$1,150/month, this lower level is a great mortgage helper! The basement has a great layout with a bedroom, den, 4pc bath, kitchen and living space. The basement with its own exterior entry and laundry makes this a completely independent level! Outside, this home has a great backyard with no neighbours behind. This premium lot backs onto the greenspace with gate access to walking paths. This home is energy efficient as it includes 8 solar panels, great for your monthly utility bills and the environment. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus there is street parking available too. Hurry and book a showing at this gorgeous home today!