



**118 Cityscape Gardens NE
Calgary, Alberta**

MLS # A2289746



\$749,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,625 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Landscaped, Lawn, Level, No Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: none

2625 SQ. FT. 6 BEDROOMS 4.5 BATHS . UPPER LEVEL WITH 4 LARGE BEDROOMS INCLUDING 2 MASTERS +BONUS ROOM ON UPPER LEVEL. FAMILY ROOM WITH GAS FIRE PLACE. HUGE KITCHEN WITH LARGE GRANITE ISLAND AND PANTRY+ EATING AREA. STAINLESS STEEL APPLIANCES .2 SITTING AREAS ON THE MAIN LEVEL..HALF BATH AND LAUNDRY ON THE MAIN LEVEL. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND LAUNDRY. BASEMENT CEILING 9 FT AND BASEMENT WINDOWS ARE LEGAL SIZE GAS CONNECTION IN THE BACK, GEMSTONE LED LIGHTING IN THE FRONT OF THE HOUSE. NEW SHINGLES, SIDING, GUTTERS IN 2025,, 10 MINUTES WALK TO SANJHA PUNJAB AND ALL RESAURANTS. LOTS OF NATURAL LIGHT BEING ON A CORNER LOT. GAZEBO ON THE BACK, FULLY FENCED AND NICELY LANDSCAPED. DOUBLE FRONT ATTACHED GARAGE. CLOSE TO ALL THE AMENITIES, LIKE BUS, SCHOOL GROUND, SHOPPING AND ALL THE MAJOR ROUTES. VERY EASY TO SHOW. SHOWS EXCELLENT. QUICK POSSESSION AVAILABLE. A MUST TO SEE.