



GRASSROOTS
REALTY GROUP

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

44 Cityside Rise NE
Calgary, Alberta

MLS # A2291628



\$749,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Ceiling Fan(s), Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Walk-In Closet(s)

Inclusions: Kids swing , slide set and curtains

Luxury Living in Cityscape – Stunning Front Garage Home Welcome to this beautifully maintained front garage home in the highly sought-after community of Cityscape in NE Calgary. Situated on an extra-wide conventional lot, this impressive property offers 4 bedrooms, 3.5 bathrooms, and a spacious bonus room, with over 2,247 sq. ft. of thoughtfully designed living space. [DO CHECK 3D TOUR] Built in 2018, the home features 9-foot ceilings throughout, creating an open and airy atmosphere. Recent updates include new roof and siding (2025), along with modern upgrades such as central air conditioning, smart home features, upgraded lighting, ceiling fans, and a large front balcony. The chef-inspired kitchen boasts maple cabinetry, granite countertops, stainless steel appliances, a gas range with chimney hood fan, oversized refrigerator, a large kitchen island, modern backsplash, and an oversized walk-in pantry. The spacious main floor is ideal for entertaining, highlighted by a large living room designed for gatherings and everyday comfort. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite featuring his-and-hers closets and a spa-inspired 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The upper level also includes a huge bonus room with a cozy fireplace, a stylish 4-piece bathroom, and the convenience of top-floor laundry. The fully developed basement offers excellent flexibility, complete with a large bedroom with walk-in closet, a 3-piece bathroom, a spacious recreation room, and additional storage, making it perfect for guests, extended family, or entertainment space. Step outside to enjoy the large backyard with a deck, ideal for relaxing or hosting gatherings. Both the front and back yards are professionally landscaped and fully fenced, providing privacy and curb appeal.

Perfectly located within walking distance to Cityscape Plaza, playgrounds, and transit, this home also offers quick access to major routes including Stoney Trail and Deerfoot Trail, along with nearby parks, shopping, and scenic walking paths. Move-in ready and beautifully upgraded, this exceptional property is a must-see. Book your private showing today!