



**30 Cityscape Grove NE  
Calgary, Alberta**

**MLS # A2292504**



**\$639,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Track Lighting, Walk-In Closet(s), Wet Bar

**Inclusions:** Drapery Rods, Blinds only, Shelving in Garage

9' x 12' CEILINGS ON MAIN AND UPPER FLOORS. 8' x 10' DOORS THROUGHOUT. A FULLY FINISHED WALK-UP BASEMENT WITH A SEPARATE ENTRANCE—THIS HOME IS BUILT WITH INTENTION, AND IT SHOWS. Over 1,700 sq.ft. above grade, and not an inch of it is wasted. The kitchen is fully custom—GAS COOKTOP, CHIMNEY HOOD FAN, BUILT-IN OVEN AND MICROWAVE, stone countertops, and a central island with a breakfast bar that naturally becomes the spot everyone gathers. The sink is set under a rear-facing window, so you're looking out to the backyard instead of a wall—small detail, BIG difference. The main floor holds its shape—defined living and dining areas, OAK HARDWOOD THROUGHOUT, and natural light that moves through the space without washing it out. Storage is handled thoughtfully here and continues throughout the home, giving everything a place without sacrificing clean lines. Upstairs, the CENTRAL BONUS ROOM is the kind people fight over—17' x 15' of actual, usable space that doesn't need to double as anything else. Laundry is right where you need it, and storage shows up again in all the right ways—including a linen closet that's big enough to matter. The primary bedroom is a standout—generous in size, FILLED WITH NATURAL LIGHT, and positioned to feel like a true retreat at the end of the day. A walk-in closet and well-laid-out ensuite complete it, featuring a LONG VANITY WITH AMPLE COUNTER SPACE that's actually usable day-to-day. The secondary bedrooms are both properly sized, which is harder to find than it should be. The lower level changes how this home can be used. FULLY FINISHED WITH A WET BAR, FULL BATHROOM, AND A SEPARATE WALK-UP

ENTRANCE&mdash;originally completed by the builder, not added later. Set up now for guests, but the flexibility is what sets it apart&mdash;space that can shift with you over time without needing to be reworked. Outside, it&rsquo;s ready to go. FENCED YARD, deck, gas line, and a NEW FRIDGE already in place (2024). The details that usually get pushed down the list are already handled here. Cityscape continues to prove why people move in and stay&mdash;FAMILY-DRIVEN, connected, and growing in all the right ways, including a NEW JUNIOR HIGH NEARBY. Two short blocks away, a LARGE GREEN SPACE opens up with a soccer field, cricket ground, and the start of WALKING AND BIKE PATHS&mdash;so getting outside is part of your daily routine, not a weekend plan. With QUICK ACCESS in and out for commuting, WALKING DISTANCE TO THE TRANSIT STOP THAT HEADS TO THE C TRAIN - the location works just as well during the week as it does on weekends. No filler. No compromises. Just a home that delivers where it counts&mdash;and keeps delivering after you move in. Take the next step and see it for yourself. Call your agent to book a showing.