



**192 Cityspring Way NE  
Calgary, Alberta**

**MLS # A2301259**



**\$719,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,113 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		
<b>Inclusions:</b>	none		

WELCOME TO THIS STUNNING 2 STOREY HOME IN THE VERY DESIRABLE CITYSCAPE AREA. HOUSE IS LOADED WITH MANY UPGRADES. LIKE 9 FT. CEILING ON THE MAIN LEVEL, STAINLESS STEEL APPLIANCES, CENTRAL AIR CONDITIONING, SIDE SEPARATE ENTRANCE FOR THE BASEMENT, CORTEZ COUNTERTOP IN THE KITCHEN AND ISLAND, HUGE ISLAND IN THE KITCHEN, OASIS WASHROOM IN MASTER WITH DOUBLE SINK, SOAKER-TUB AND SEPARATE SHOWER AND CORTEZ COUNTER TOP. CANOPY RANGE HOOD FAN IN THE KITCHEN, FULL HEIGHT KITCHEN CABINETS, BACKYARD WITH COMPLETE CEMENTED PATIO, LVP ON MAIN FLOOR AND CARPETS ON UPPER LEVEL, ALL BEDROOMS WITH WALK-IN CLOSETS. 3 GOOD SIZE BEDROOMS + BONUS ROOM ON UPPER LEVEL. BASEMENT WITH R.I. BATH. DOUBLE FRONT ATTACHED GARAGE. AUTOMATED BLINDS ON MAIN FLOOR. SMART ECOBEE THERMOSTAT AND THE LIST GOES ON. CLOSE TO ALL THE AMENITIES, LIKE SHOPPING, PARKS, TRANSIT AND ALL MAJOR ROUTES. VERY EASY TO SHOW, FLEXIBLE POSSESSION. HOUSE SHOWS EXCELLENT. A MUST TO SEE TO APPRECIATE, YOU WILL NOT BE DISAPPOINTED.