



**GRASSROOTS**  
REALTY GROUP

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**112 Cityside Terrace NE**  
**Calgary, Alberta**

**MLS # A2304865**



**\$899,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,410 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Low Maintenance Landscape, Private, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

**LARGE CORNER LOT | 3 BEDROOM ILLEGAL BASEMENT SUITE | 7 BED + 4 FULL BATH | ATTACHED GARAGE | SOUTH BACKYARD | HIGHLY UPGRADED |** Welcome to this impressive 7-bedroom, 4-bathroom home situated on a large corner lot, offering exceptional space, functionality, and versatility for growing families or savvy investors. Step inside to a bright and welcoming foyer, complete with a convenient closet for outerwear. To the left, you’ll find a well-sized main floor bedroom paired with a full bathroom, perfect for guests, extended family, or a home office setup. The spacious living room is filled with natural light and features a cozy fireplace along with an elegant tray ceiling, adding a touch of sophistication and grandeur. The heart of the home is the beautifully designed kitchen, equipped with a curved island, stainless steel appliances, a walk-in pantry, and abundant cabinet and counter space, ideal for both everyday living and entertaining. Adjacent to the kitchen, the dining area is bright and inviting, making it the perfect place to host family gatherings. This level is completed by a practical mudroom with access to the attached garage. Upstairs, retreat to the generously sized primary bedroom featuring a large walk-in closet and a luxurious 5-piece ensuite. Two additional spacious bedrooms and a 4-piece bathroom provide ample room for family members. A standout feature of this level is the expansive bonus room, highlighted by a tray ceiling and stylish wall paneling, perfect for relaxing or entertaining. A dedicated laundry room adds everyday convenience. The fully developed basement includes a 3-bedroom + 1-bathroom illegal suite with a separate side entrance. This level includes a functional kitchen with stainless steel appliances, ample cabinetry and counter space, its own laundry, a 4-piece bathroom, and a storage/utility

room. Outside, enjoy the large, fully fenced backyard, complete with a patio&mdash;perfect for summer BBQs and outdoor gatherings. Conveniently located with easy access to major routes such as Country Hills Boulevard, M&eacute;cutis Trail, and Stoney Trail, commuting is simple and efficient. Close to schools, parks, shopping, and amenities, this home truly offers the best of space, comfort, and location. Don&rsquo;t miss this incredible opportunity!