



GRASSROOTS
REALTY GROUP

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8 CITYSPRING Common NE Calgary, Alberta

MLS # A2136250



\$750,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	2022 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: n/a

Open House: Saturday & Sunday, June 29 & June 30, 12PM - 3 PM (PERMIT RECEIVED TO BUILT SIDE ENTRANCE TO BASEMENT, AS ITS A BIG CORNET LOT, POTENTIAL TO DEVELOP LEGAL SUITE AND TO TAKE ADVANTAGE OF LEGAL SUITE GRANT IS VERY HIGH FOR NEW HOME OWNERS) You're invited to tour this beautiful Mattamy Homes model, the Monarch, Craftsman Elevation—a perfect home for raising a family. If you're looking for a home with all the features and don't want to wait 12-15 months for it to be built, your wait is over. This brand-new home boasts over \$40,000 in upgrades and sits on a spacious corner lot with an attached two-car garage. Known for its timeless exterior architecture, the Craftsman elevation truly shines here. This home is packed with upgrades and the best elevation named Craftsmen of Mattamy, many of which you'll have to see in person to fully appreciate. Pictures and videos can't do justice to this stunning home, so we highly recommend visiting to experience its exceptional location, exterior, and interior firsthand. It even comes with a Samsung washer and dryer. Inside, the main level features 8-foot upgraded doors that enhance the home's elegance. The open-concept layout allows natural light to flood the space. The kitchen, overlooking the living room, is equipped with quartz countertops, stainless steel appliances, and ample cabinet space. The basement is a blank slate, roughed in for plumbing and air conditioning, ready for your creative touch. Upstairs, you'll find a laundry room and three spacious bedrooms, including a primary suite with a walk-in closet and an upgraded bathroom featuring a glass barn door. The bonus room and hallway are finished with luxury vinyl plank flooring. The main level also includes a 2-piece bathroom and a mudroom off

the garage with built-in bench and shelving. The second floor offers a large family room, perfect for private gatherings or entertaining friends and family. For any questions, feel free to reach out!