



**177 Cityscape Gardens NE
Calgary, Alberta**

MLS # A2149789



\$799,000

Division:	Cityscape		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,412 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	n/a		

Welcome to this stunning EAST Facing 2-storey family home, offering 2,412 sq ft area, Front balcony, backing on to no neighbours behind and extensively upgraded house . The main level features a beautiful open floor plan with gleaming hardwood and abundant natural light from large windows. The kitchen boasts stainless steel appliances, Granite countertops, height cabinets, a walk-in pantry, and a center island with barstool seating. The dining room, with sliding glass doors, opens to the west facing deck and a fully fenced and landscaped backyard, seamlessly blending indoor and outdoor living. The living room is anchored by a Gas fireplace, enhancing the home's cozy atmosphere. This level also includes a 2-piece bathroom and a laundry room. Upstairs, a family room/ Bonus area with high ceilings and access to an east-facing balcony awaits. Just 8 steps up are four bedrooms. The expansive primary bedroom includes two walk-in closets and a private 5-piece ensuite bathroom. Bedrooms 2, 3, and 4 are all generously sized and share a main 4-piece bathroom with a tub/shower combo and a single vanity with storage. Outside, the large backyard provides plenty of space for summer activities. Don't miss the chance to view this incredible home—schedule a showing today!