



**131 Cityscape Street NE**  
**Calgary, Alberta**

**MLS # A2156391**



**\$739,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance		

**Inclusions:** Refrigerator, Washer, Dryer, Range Hood

Welcome to your new home in the vibrant community of Cityscape! This stunning two-story house with a double detached garage offers the perfect blend of style and functionality, featuring 5 bedrooms, 3.5 bathrooms, and a fully equipped illegal basement suite with its own separate side entrance. As you step inside, you'll be welcomed by an open floor plan that flows seamlessly into the inviting dining and living areas. The kitchen is a chef's delight, featuring a convenient island and ample cabinetry for all your culinary needs. This level also includes a handy 2-piece bathroom. Upstairs, you'll find 3 well-sized bedrooms, including a spacious primary bedroom complete with a 4-piece ensuite and a walk-in closet. The upper level is completed by a full bathroom and a dedicated laundry space, ensuring comfort and privacy for all residents. The illegal basement suite is a versatile space that offers 2 additional bedrooms, a fully functional kitchen (without a stove but with connections for one), and a full bathroom. Both the upper level and the basement have their own separate laundry facilities for added convenience. Outside, the property features a welcoming front porch, perfect for enjoying laughs with friends and family. The professionally landscaped, fenced backyard is great for kids to play and for hosting summer BBQs. Located just minutes from major highways like Stoney Trail, Deerfoot Trail, and amenities like Cross Iron Mills, public transit, convenience stores and so much more! This home provides easy access to everything you need. Come see how this house could be the perfect fit for your lifestyle!