



**115 Cityspring Gate NE
Calgary, Alberta**

MLS # A2156702



\$769,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,317 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, Separate Entrance		

Inclusions: N/A

This stunning, fully upgraded Mattamy & Whistler home, built in 2022, offers 4 bedrooms, 2.5 bathrooms, and a bonus room. Enjoy luxury vinyl plank flooring, quartz countertops, upgraded cabinetry, and more. The open-concept main floor includes a bright living area, a modern kitchen with stainless steel appliances, a flex room, and a 2-piece bathroom. Upstairs, you'll find one primary bedroom with walk-in closet and ensuite bathrooms, plus three additional bedrooms, a 4-piece bathroom, and a bonus room. This home also includes a front attached double garage and is equipped with a security system and Central Air Conditioning. The location offers easy access to Stoney Trail, Metis Trail, and nearby amenities such as schools, grocery stores, parks, and walking paths. With its modern upgrades, spacious layout, and ideal location, this home is a rare find in Cityscape. Experience the perfect blend of style, comfort, and convenience—don't miss out on this exceptional opportunity! Schedule your showing today!