



**235 Cityside Road NE
Calgary, Alberta**

MLS # A2156796



\$835,000

Division:	Cityscape		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,392 sq.ft.	Age:	2018 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Covered, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, See Remarks, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Furnitures are negotiable

DEVELOPED BASEMENT WITH WETBAR | TOTAL 4 BEDROOM | 3.5 BATH | AIR CONDITIONING | LOW MAINTENANCE YARD | LARGE WINDOWS | BONUS ROOM | ORIGINAL OWNER | MODERN UPGRADES. Welcome to this stunning and charming 2 storey home with over 3200 sqft of living space in the heart of CITYSCAPE community! This home is loaded with thoughtful upgrades including HARDIE BOARD SIDINGS, built in closet shelves, backyard speakers, artificial turf front and backyard, composite deck, permanent LED programable holiday lighting and much more! As you step inside, the warm and inviting foyer leads to the spacious living room with a gas fireplace designed perfectly for family gatherings and entertainment. Large windows flood the living room with ton of natural light. The gourmet kitchen is a chef's dream, well-equipped with STAINLESS STEEL APPLIANCES, large central island, walk in pantry, quartz countertops, full height cabinetry, GAS cooktop and DOUBLE OVEN. The laundry room and 2-piece bathroom is conveniently located on the main floor. The upper level offers a massive FAMILY/BONUS AREA with high ceilings, a primary bedroom with custom built-in shelves in the walk-in closet and two generously size bedroom each with separate closets. Heading to the basement, it features a cozy living space with a wet bar/custom shelves, a bedroom perfect for office or gym, a full bathroom with standup shower and a storage room. The SOUTH FACING BACKYARD features large composite deck and artificial grass throughout with hassle-free lawn all year round! It is FULLY FENCED offers privacy and security ideal for relaxation or hosting. A double-attached garage provides additional convenience that can easily fit two vehicles and two additional on the driveway. New shingles and Hardie sidings in 2022. This vibrant

location is just a few minutes away from playground, pathways, parks, shopping district, restaurants, airport, Stoney and Deerfoot trail. This home is MOVE-IN READY. Don't miss out on this exclusive opportunity to own a meticulously upgraded home that exceeds every expectation. Check out the 3D tour or book your private showing today!