



**37 Cityspring Common NE
Calgary, Alberta**

MLS # A2166461



\$759,750

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: Window Blinds

Welcome to this exquisite upgraded Mattamy & Whistler, built in 2021, nestled in the sought-after neighborhood of CITYSCAPE. The main floor boasts an inviting open layout, seamlessly connecting the living room, dining area, and kitchen. Luxury vinyl plank flooring, while abundant windows flood the space with natural light. The kitchen is a culinary haven, featuring stainless steel appliances, quartz countertops, a spacious island with breakfast bar, and a generous pantry. Additionally, there's a flex room for use as an office, a convenient mudroom, and a 2 pce bathroom on this level. Upstairs, discover a spacious bonus room, perfect for entertaining guests away from the main living area. The 2, yes 2, primary bedrooms offering walk-in closets and 3pce ensuite bathrooms. Two other generously sized bedrooms, a 4 pce bathroom, and a laundry room complete the upper level. The unfinished basement, with plumbing in place for a bathroom, awaits your creative touch. It also features a separate entrance, potentially suitable for a legal secondary suite (city approval required). Close by you'll find a wealth of amenities, including grocery stores, restaurants, Starbucks, and a gas station. The location is conveniently close to Metis Trail and only 10 minutes from the airport. Nearby parks and scenic walking paths enhance the appeal of this remarkable home. Key Features: • Upgraded Stainless Steel Appliances • High Ceilings • Open Floor Plan • Large Windows • Ample Living Space • 2 Primary Bedrooms • Large Bedrooms • Separate Side Entry • Front Attached Double Garage Don't miss out—call your favourite agent to schedule a showing for this exceptional home today!