



**137 Cityside Road NE**  
**Calgary, Alberta**

**MLS # A2175309**



**\$774,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,173 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Basement - Electric Stove, Refrigerator, Washer, Dryer, Range Hood

Discover this inviting exquisite 2-storey attached garage home featuring 4-bedroom, 3.5 Baths over 2150 Sq. Ft. "This is a stunning detached home nestled in the desirable Cityscape community. Featuring spacious living areas, a modern kitchen with pantry, and serene outdoor spaces, this residence offers comfort and style. With its prime location and inviting charm, this home is a must-see!" Welcome to effortless elegance on the main floor of this Cityscape gem. Step inside to discover a gracious foyer, a cozy living area with a charming fireplace, a luxurious LVP flooring, a modern kitchen with full height cabinets and pantry that inspires culinary adventures, boasting upgraded stainless-steel appliances, stylish cabinetry and ample quartz countertop breakfast bar and a delightful dining area with seamless access to the backyard deck perfect for enjoying outdoor gatherings and relaxation. The upper floor of this remarkable home features a versatile bonus room, perfect for a play area or home office. It boasts three spacious bedrooms, including a luxurious master bedroom with a lavish 5-piece ensuite and a walk-in closet. The additional two bedrooms share a well-appointed 4-piece bathroom. Conveniently located on this level is a laundry room, making everyday chores a breeze. This upper floor layout offers both comfort and functionality for modern living. One of the unique features of this house is the fully developed illegal basement suite with easy access from the separate entrance. Featuring an additional bedroom, a full bathroom, and a cozy living space. The basement kitchen is a fantastic bonus, adding versatility to the lower level and making it an ideal space. This home features a double attached garage equipped with an additional facility must see and a driveway for additional parking. With its modern amenities and thoughtful layout, this home in

Cityscape is not just a residence; it's a lifestyle. Don't miss the opportunity to call this place home. Enjoy the convenience of nearby parks, transit, grocery stores, restaurants and other amenities which make this home an ideal choice for modern living. Located just minutes from Metis Trail which leads to Stoney Trail, enjoy convenient access to major transportation routes for easy commuting throughout the city. Explore and don't miss the opportunity to make this your dream home! schedule your viewing today and experience the epitome of contemporary detached home living.