



**34 Cityscape Bay NE**  
**Calgary, Alberta**

**MLS # A2176410**



**\$899,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Cityscape  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,671 sq.ft.   | <b>Age:</b>   | 2017 (7 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.15 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry |                   |    |

**Inclusions:** N/A

Nestled in a quiet cul-de-sac, this stunning home with an attached double garage offers privacy and a serene setting on a walk-out lot that backs onto beautiful green space. Thoughtfully designed with premium upgrades throughout, this property features elegant hardwood and tile flooring, a spacious kitchen with stainless steel appliances, and a cozy fireplace in the main living area. With two air conditioners, you'll enjoy year-round comfort. The main floor also includes a dedicated office space, perfect for remote work. Upstairs, the grand master bedroom impresses with his and hers closets and a luxurious ensuite bath. Two additional well-appointed bedrooms, a full bathroom, a laundry room, and a versatile bonus room provide ample living space for the family. The fully finished walk-out basement offers additional living quarters with two rooms, a full bathroom, an expansive living area, and a full kitchen—perfect for guests or extended family. This cul-de-sac home combines upscale features with functional spaces, offering a blend of comfort and luxury in a peaceful, natural setting.