



GRASSROOTS
REALTY GROUP

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251 Cityscape Way NE
Calgary, Alberta

MLS # A2185442



\$949,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,788 sq.ft.	Age:	2016 (9 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		
Inclusions:	n/a		

Welcome to this extraordinary 2800 sqft corner lot gem with a walkout basement and stunning views of the wetlands. This meticulously designed home boasts unparalleled features that will impress the most discerning buyer. From its full stucco exterior to its thoughtfully planned interiors, every detail has been carefully crafted. Step into the main floor, adorned with rich hardwood flooring, and discover an expansive open-concept layout perfect for family living and entertaining. The centrepiece of the home is the chef-inspired kitchen featuring built-in stainless steel appliances, an extra-large island with granite countertops, and ample storage to meet all your culinary needs. The oversized living room is bathed in natural light from large windows that frame picturesque views. Upstairs, enjoy the elegance of full luxury vinyl plank flooring, enhancing the modern aesthetic of the home. This level offers four generously sized bedrooms, including the luxurious primary suite, complete with a spa-like ensuite and walk-in closet. A second full bathroom and convenient laundry room round out the upper floor. The walkout basement is fully finished, featuring an ILLEGAL suite with a separate entrance, perfect for extended family or rental income. The basement includes a second full kitchen, spacious living area, bedroom, and bathroom — all designed with the same attention to detail as the rest of the home. The outdoor space is a true retreat! The backyard is fully fenced and boasts full concrete pathways on the sides of the home, leading to a low-maintenance yard complete with a gazebo and a garden. Enjoy your morning coffee or evening gatherings on the extra-large deck overlooking serene wetlands. The entire backyard is laid in concrete for a clean and functional finish. Practicality meets luxury with a double garage and oversized driveway, water softener, and two air

conditioning units to ensure year-round comfort. This home is a masterpiece of functionality, luxury, and design, offering the best of indoor and outdoor living. Nestled in a prime location, this home provides easy access to amenities, schools, parks, and walking trails. Don't miss the chance to make this dream property your forever home. Book your private showing today!