



GRASSROOTS
REALTY GROUP

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67 Cityspring Bay NE
Calgary, Alberta

MLS # A2213079



\$889,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,828 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Installed Security Cameras, Furniture List as uploaded		

Looking for a stunning dream home in Cityscape? Welcome to 67 Cityspring Bay, walking distance to green space & wetland and few minutes from all the amenities across Country Hills Blvd. 2828.33 Sq. Ft. | 4 Beds | 2.5 Baths | Quiet Cul-De-Sac | Front Porch | Spice Kitchen | Separate Dining/Guest Area | Highest Level of Builder Upgrades in Cityscape | Large Windows | Huge Upstairs Family Room | All Bedrooms with Walk-in-Closets | Air Conditioning | Water Softener | Water Purifier | Remote Operated Blinds | Prime Location and much more. Main floor offers an open concept living with separate guest area at the entrance. This level offers an upgraded vibe with 8 FT. HIGH DOORS crowned by custom headers and a fireplace nicely placed on the ceiling tiled feature wall. The kitchen in this one is certainly a chef's dream offering an OVERSIZED ISLAND, extra added cabinetry, BUILT-IN APPLIANCES and HERRINGBONE TILED BACKSPLASH. Complementing the main kitchen, you also get the SPICE KITCHEN featuring up to ceiling backsplash, gas range & again extra added cabinetry. The OVERSIZED WINDOWS on this level get tons of natural light. Walking upstairs you will notice the UPGRADED METAL SPINDLE STAIRCASE, leading you to the family room. This upper level encompasses 4 BEDROOMS, EACH WITH ITS OWN WALK-IN CLOSET, 2 full bathrooms, WALK-IN LAUNDRY, and an additional storage closet. Do not miss noticing the custom headers on doors & upgraded baseboards on this level as well. Oversized primary bedroom offers an UPGRADED 4-PIECE ENSUITE FEATURING DOUBLE VANITY, TO THE CEILING MIRROR, STANDING SHOWER WITH EASY TO CLEAN TILE BASE. The other 3 bedrooms are also good sized and placed apart for much needed privacy. The SUNSHINE BASEMENT comes with 2 egress sized

windows and provides an opportunity to develop 1109 sq. ft. of unfinished space. Beyond the impeccable interior, the outdoor spaces are equally impressive. Few minutes drive and you have ACCESS TO ALL THE RETAIL AMENITIES ON COUNTRY HILLS BLVD & METIS TRAIL. With lots of bus transit stops nearby, connectivity is a breeze from this location. Not to miss, in addition to existing nearby schools in Skyview & Saddle Ridge, there 3 new proposed school sites close by. The ENTIRE FURNITURE IS ALSO AVAILABLE FOR SALE, CHECK 3D TOUR & book showing today.