



**GRASSROOTS**  
REALTY GROUP

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**80 Cityside Crescent NE**  
**Calgary, Alberta**

**MLS # A2222565**



**\$852,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,831 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** 9â€™™ Basement Foundation, Side Entry, Spice Kitchen, Gas Fireplace, 8 Panel Solar System, Stainless Steel Appliance Package with Chimney Hood Fan & Built-In Microwave, Full Height Cabinets, Quartz Countertops throughout, Luxury Vinyl Plank Flooring added to Entire Main Floor, Ensuite & Main Bathroom, Dual sink in Ensuite and Main Bathroom, Glass Shower Door in Ensuite, Knockdown Ceiling, Gas & Water Line, and 3pc Basement Plumbing Rough-In.

The Bishop plan was designed for both entertaining and family living, with an open-concept great room, kitchen and dining area. Behind the kitchen, you'll find a functional spice kitchen. Retire to a separate bedroom with a large closet and an ensuite. Tucked away are the main floor's handy powder room and mudroom, which provides access to the garage. Create your private escape in the upper loft with the option to add an electric fireplace. Enjoy the convenience of in-suite laundry and a linen closet close to the bedrooms. The private primary bedroom features a walk-in closet and ensuite. Space will never be an issue with bedrooms 2, 3 and 4 each having their own walk-in closets. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Equipped with 8 Solar Panels! This New Construction home is estimated to be completed September 2025. \*Photos & virtual tour are representative.