



**192 Cityspring Way NE
Calgary, Alberta**

MLS # A2301259



\$699,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,113 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		
Inclusions:	none		

WELCOME TO THIS STUNNING 2 STOREY HOME IN THE VERY DESIRABLE CITYSCAPE AREA. HOUSE IS LOADED WITH MANY UPGRADES. LIKE 9 FT. CEILING ON THE MAIN LEVEL, STAINLESS STEEL APPLIANCES, CENTRAL AIR CONDITIONING, SIDE SEPARATE ENTRANCE FOR THE BASEMENT, CORTEZ COUNTERTOP IN THE KITCHEN AND ISLAND, HUGE ISLAND IN THE KITCHEN, OASIS WASHROOM IN MASTER WITH DOUBLE SINK, SOAKER-TUB AND SEPARATE SHOWER AND CORTEZ COUNTER TOP. CANOPY RANGE HOOD FAN IN THE KITCHEN, FULL HEIGHT KITCHEN CABINETS, BACKYARD WITH COMPLETE CEMENTED PATIO, LVP ON MAIN FLOOR AND CARPETS ON UPPER LEVEL, ALL BEDROOMS WITH WALK-IN CLOSETS. 3 GOOD SIZE BEDROOMS + BONUS ROOM ON UPPER LEVEL. BASEMENT WITH R.I. BATH. DOUBLE FRONT ATTACHED GARAGE. AUTOMATED BLINDS ON MAIN FLOOR. SMART ECOBEE THERMOSTAT AND THE LIST GOES ON. LOCATED CLOSE TO ALL THE AMENITIES, LIKE SHOPPING, PARKS, TRANSIT AND ALL MAJOR ROUTES. THIS HOME OFFERS BOTH COMFORT AND CONVENIENCE. VERY EASY TO SHOW, FLEXIBLE POSSESSION. HOUSE SHOWS EXCELLENT. A MUST TO SEE TO APPRECIATE, YOU WILL NOT BE DISAPPOINTED.