



**GRASSROOTS**  
REALTY GROUP

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**209 Cityscape Gardens NE**  
**Calgary, Alberta**

**MLS # A2303711**



**\$849,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,288 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Vie		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this extensively upgraded home by Mattamy Homes, situated on a HUGE pie-shaped lot backing onto green space in the highly sought-after community of Cityscape. Featuring a 2-bedroom basement legal suite, this property offers exceptional value, functionality, and investment potential. Boasting over 3,076 SQFT of total living space with 9-ft ceilings on all levels, this home showcases premium builder upgrades throughout. The main floor features real hardwood flooring, upgraded railings, and a bright open-concept kitchen and living area. The kitchen is fully upgraded with ceiling-height cabinetry (34&rdquo;), granite countertops, built-in appliances, tray ceilings, ceiling speakers, and glass-lit cabinets. The south-facing backyard floods the home with natural light and opens onto a large, fully permitted deck with frameless glass railing and waterproof flooring&mdash;perfect for entertaining. Upstairs, enjoy a spacious family room with soaring ceilings and a floor-to-ceiling stone fireplace, along with access to a private front balcony. The top level features 3 bedrooms + built-in study area, including a luxurious primary retreat with a spa-inspired ensuite offering a frameless glass shower, jacuzzi tub, double vanity, and walk-in closet. Vaulted and tray ceilings add an extra touch of elegance. The fully permitted walkout basement legal suite includes: 2 bedrooms Separate entrance Independent heating system High-end kitchen with granite countertops Additional features include: Air conditioning Over \$100K in landscaping & exterior upgrades Sprinkler system, concrete pathways & retaining walls Fully fenced yard with rear pathway access Storage shed Located just minutes from shopping, with quick access to Country Hills Blvd and Stoney Trail, and walking distance to scenic pathways, ponds, and parks. A rare opportunity to own a fully upgraded home with income

potential—offering more value than building new.