



108 Cityside Park NE
Calgary, Alberta

MLS # A2304882



\$769,000

Division:	Cityscape		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,238 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Lake, Landscaped, No Back Lane, Rectangular Lot, V		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-25-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional, fully developed 5 level split home perfectly positioned on a premium pond-facing lot in the sought-after community of Cityscape! Offering over 3,000+ sq.ft. of developed living space, this beautifully maintained residence combines luxury, space, and functionality for the growing family. From the moment you arrive, you'll be impressed by the striking curb appeal, oversized double attached garage, and inviting front entry. Step inside to discover a bright open-concept main floor featuring soaring ceilings, elegant finishes, a spacious living room, large dining area, convenient main floor laundry, and a stunning chef-inspired kitchen complete with stainless steel appliances, oversized island, pantry, and abundant cabinetry. Large windows flood the home with natural light while showcasing breathtaking views of the pond and greenspace directly across the street. Upstairs offers a rare and highly desirable layout with a massive bonus room that opens to your own private front balcony—perfect for morning coffee while enjoying the scenic water views. The upper level also features 4 spacious bedrooms, including a generous primary retreat with walk-in closet and private ensuite, plus an additional full bathroom for the family. The professionally finished basement adds even more value with a huge recreation/family room, stylish wet bar area, full bathroom, and endless possibilities for entertaining or future customization. Enjoy summer evenings in the fully fenced backyard with deck, plus separate side access to the basement. Located close to parks, schools, shopping, transit, and major roadways, this is the perfect blend of location, layout, and lifestyle. Homes with this much space, a finished basement, balcony, and pond views rarely come available—book your private showing today!