



GRASSROOTS

REALTY GROUP

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**126 Cityspring Gate NE
Calgary, Alberta**

MLS # A2306117



\$690,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,914 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

The Monarch Corner offers 1913 sq. ft in the Cityscape community in Calgary, This 2 Car Garage single family corner home has designer picked upgrades included such as Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, Tile in the wet areas, Stand-up shower with a glass shower door in the Ensuite, 8lb carpet underlay, knockdown ceiling, Electric Fireplace in the Great room and more! Exclusive Architect's Choice Options such as a 3pc Basement Plumbing Rough-In in the basement, Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2 and 3, you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle!