



**113 Cityspring Manor NE
Calgary, Alberta**

MLS # A2309760

\$729,900



Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: ELECTRIC FIREPLACE, Basement - Refrigerator, Hood fan, Electric Stove, WASHER/DRYER

Welcome to this beautifully maintained detached home in the vibrant community of Cityscape! Offering comfort, style, and excellent functionality, this spacious home is perfect for growing families and investors alike. Conveniently located close to parks, schools, shopping centers, playgrounds, and all major amenities, this home combines modern living with everyday convenience. The main floor features a huge and inviting living area, a modern kitchen complemented by a fully equipped SPICE KITCHEN, a bright dining space, and a convenient 2-piece bathroom – perfect for entertaining and family gatherings. Upstairs, you’ll find 3 generously sized bedrooms, 2 full bathrooms, a spacious bonus room ideal for a family lounge or home office, and the added convenience of an upstairs laundry room. Step outside to enjoy the fully fenced backyard, offering plenty of space for kids, pets, outdoor activities, and summer BBQs. The basement features an illegal suite with its own separate laundry, offering great mortgage-helper potential. It includes 1 bedroom plus a den, a cozy living area, a full kitchen, and a full bathroom – ideal for extended family or rental income opportunities. This is an incredible opportunity to own a versatile and well-appointed home in the highly desirable neighborhood of Cityscape!