



GRASSROOTS
REALTY GROUP

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131 Cityside Court NE
Calgary, Alberta

MLS # A2312776



\$734,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Basement Appliances: Electric Stove, Microwave Hood Fan, Refrigerator, Dishwasher, Washer, Dryer

PRIME LOCATION, CONVENIENCE, AFFORDABLE, FAMILY FRIENDLY NEIGHBOURHOOD; A blend of all you are looking for. 4-Bedroom Home with Legal Basement Suite which has its own laundry, heating and separate entrance - a rare opportunity for homeowners or savvy investors looking for built-in income potential. Welcome to this beautiful home nestled on a quiet cul-de-sac in Calgary's desirable Cityscape neighbourhood. This residence offers an ideal blend of modern finishes, functional layout, and family-friendly design. The home greets you with soaring ceilings and an open-concept layout that floods the space with natural light. The main living area flows seamlessly into a well-appointed kitchen featuring stainless steel appliances, quartz countertops, a large centre island with breakfast bar, and ample full height cabinetry. A spacious dining area sits adjacent, perfect for everyday meals or entertaining guests. LVP flooring flows throughout the living room, half-bathroom, dining area, and kitchen, creating a seamless transition between spaces. The living room has a fireplace which is perfect for cozy evenings with family. Enjoy stunning views from the deck, kitchen, and living room, perfect for nature lovers and entertainers alike. Landscaped lot to enjoy those perfect summer nights. A conveniently located half bathroom serves guests. The home also features an air conditioner. Upstairs, you'll find a generous primary bedroom complete with a walk-in closet and private ensuite bathroom with standing shower. Two additional bedrooms offer comfortable accommodations for family or guests, all serviced by a well-designed 4-pc main bathroom. A convenient upper-level laundry adds everyday practicality. Bonus room is perfect for play area, movie nights or any other creative ideas. The house comes with 1 bedroom legal basement suite with its own

kitchen, 1 bathroom, laundry, storage, and dining area. Check out the 3D VIRTUAL OPEN HOUSE TOUR. The community is built alongside a 115-acre environmental reserve, and offers a multitude of recreation facilities within walking distance, including parks and playgrounds. Lots of restaurants and shopping options near by. Don't miss out on this rare Cityscape gem! Call your favourite Realtor to book a showing today!