



108 Cityside Park NE
Calgary, Alberta

MLS # A2323356



\$719,990

Division:	Cityscape		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,253 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot, Environmental Reserve, Front Yard, Interior Lot, Lawn, No Back Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Directly Across From Pond | Unobstructed Pond Views | Premium Lot | Fully Developed 5 Level Split | Over 3,000 SqFt of Developed Living Space | 4 Bedrooms | 3.5 Bathrooms | Open Floor Plan | Chef's Kitchen | Stainless Steel Appliances | Oversized Kitchen Island | Pantry | Main Level Laundry | Upper Level Bonus Room with Private Front Balcony | Spacious Primary Bedroom with Walk-in Closet & Ensuite | Finished Basement | Wet Bar | Recreation Room | Fully Fenced Backyard | Deck | Separate Side Entry to Basement | Oversized Double Attached Garage | Steps to Parks & Pathways | Incredible Cityscape Location. 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 SqFt of developed living space, this beautifully maintained residence combines space, functionality & an unbeatable location for growing families. The front entry opens into a bright and inviting main level where soaring ceilings, large windows & an open floor plan create a welcoming atmosphere. The spacious living room flows seamlessly into the dining area & chef-inspired kitchen complete with stainless steel appliances, an oversized centre island, pantry & abundant cabinet storage. Large windows fill the home with natural light while showcasing stunning pond & greenspace views across the street. The main level is complete with convenient laundry & access to the oversized double attached garage. The upper levels are thoughtfully designed to provide both privacy & flexibility. A massive bonus room opens onto a private front balcony, creating the perfect place to enjoy your morning coffee while taking in the beautiful water views. Upstairs you'll find 4 spacious bedrooms including a generous primary retreat with a walk-in closet & private ensuite. The additional

bedrooms are well-sized & share a full bathroom, making this an ideal layout for families. The professionally finished basement expands your living space with a huge recreation & family room, stylish wet bar, full bathroom & endless possibilities for entertaining, games, movie nights or future customization. Outside, enjoy a fully fenced backyard complete with a deck, plenty of room for children & pets to play & separate side access to the basement. Located close to parks, playgrounds, schools, shopping, transit & major roadways, this home offers the perfect blend of location, layout & lifestyle. Rarely do homes with pond views, over 3,000 SqFt of developed living space, a finished basement, private balcony & premium lot become available. Hurry & book your showing today!