



14 Cityside Terrace NE
Calgary, Alberta

MLS # A2327522



\$729,900

Division:	Cityscape		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,911 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Greenbelt, Landscaped, Lawn, No Back Lane, No Neighb		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 14 Cityside Terrace NE, a beautiful and truly unique five-level split offering incredible curb appeal, a functional layout, and an exceptional location. Step inside to luxury vinyl plank flooring throughout the first three levels. The chef-inspired kitchen is a showstopper, featuring stainless steel appliances, a professional hood fan, built-in microwave, gas stove, and stunning gold accent lighting. Pot lights have already been roughed in, making it easy to add recessed lighting in the future. The spacious dining area easily accommodates a full-sized table, making it perfect for family dinners and entertaining. Adjacent to the dining area is the inviting living room, complete with a beautiful tile-surround gas fireplace. Thanks to the home's desirable south-facing backyard, the rear of the home is flooded with amazing natural light throughout the day. One of the standout features of this home is the open feeling behind the property. A walking pathway runs directly along the back, meaning there are no homes immediately behind to block your windows or the beautiful sunshine, providing added privacy and an airy, open atmosphere. Head up to the third level, where you'll find a generously sized bonus room complete with a hidden playroom for the kids, along with a private balcony that's perfect for enjoying your morning coffee while watching the neighbourhood come to life. The spacious primary retreat features a walk-in closet and a spa-inspired five-piece ensuite with dual sinks, a relaxing soaker tub, and a large glass walk-in shower. Two additional bedrooms, a convenient upper-floor laundry room, and a four-piece bathroom complete this level. The fully finished basement offers even more functional living space with a separate entrance for added convenience and flexibility, roughed-in pot lights, an additional bedroom, and a four-piece bathroom. The location is just as impressive.

You're within walking distance to a shopping plaza with a grocery store, gas station, and other everyday conveniences. Commuting is a breeze with quick access to Métis Trail, Stoney Trail, and Deerfoot Trail, while Calgary International Airport and CrossIron Mills are just minutes away. This exceptional home combines style, space, functionality, and convenience in one outstanding package. Book your private showing today!