



GRASSROOTS
REALTY GROUP

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259 Cityscape Gardens NE
Calgary, Alberta

MLS # A2331244



\$669,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,710 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained, pond-backing two-story home with a double-attached garage, located in the highly sought-after community of Cityscape. Offering over three levels of thoughtfully designed living space, this home combines comfort, functionality, and exceptional views. Step inside to a bright and open main floor featuring 9-foot ceilings, hardwood flooring, granite countertops, stainless steel appliances, and a spacious living room highlighted by a cozy gas fireplace. The open-concept layout flows seamlessly to the large rear deck, where you can relax and enjoy stunning, unobstructed views of the pond. Upstairs, you'll find a generous bonus room, three spacious bedrooms, and two full bathrooms. The primary suite features a walk-in closet and a private 4-piece ensuite, creating the perfect retreat for homeowners. The fully finished walkout basement includes an additional bedroom, a full 3-piece bathroom, a kitchen, and a comfortable living area, offering excellent flexibility for extended family or other permitted uses (subject to municipal approvals and bylaws). The backyard is designed for both relaxation and entertaining, with a combination of concrete patio space and green lawn, all overlooking the tranquil pond. Even the walkout basement enjoys beautiful, unobstructed water views. Conveniently located close to parks, walking pathways, schools, shopping, transit, and major roadways, this exceptional home offers an outstanding opportunity in one of Calgary's most desirable northeast communities. Book your private showing today!