



GRASSROOTS
REALTY GROUP

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247 Cityscape Way NE
Calgary, Alberta

MLS # A2331875



\$885,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,281 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Wetlands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: none

Welcome to this stunning, extensively upgraded Mattamy Homes residence, perfectly situated on a generously sized lot backing directly onto scenic green space in the highly sought-after community of Cityscape. Offering over 3,150 sq. ft. of developed living space, this exceptional home combines luxury, comfort, and outstanding investment potential with a one-bedroom illegal walkout basement suite featuring a full bathroom and a spacious sunroom. Designed with modern living in mind, the main floor showcases rich engineered hardwood flooring, upgraded railings, and a bright, open-concept layout filled with lot's of natural light. The gourmet kitchen is beautifully appointed with granite countertops, quality cabinetry, a built-in microwave, and ample workspace, making it ideal for both everyday living and entertaining. The inviting living room is anchored by a breathtaking floor-to-ceiling stone fireplace, creating a warm and elegant gathering space. This meticulously maintained home has been enhanced with numerous premium upgrades, including designer lighting, custom stonework, a beautifully finished sunroom, professional landscaping, and many additional high-end finishes throughout. Enjoy the benefits of an east-facing backyard that floods the home with natural light and opens onto a fully permitted deck complete with glass railings and waterproof flooring—perfect for relaxing or hosting family and friends. Backing directly onto green space, the professionally landscaped yard offers exceptional privacy and picturesque views. The upper level features a spacious bonus/family room, three generously sized bedrooms, and a luxurious primary suite complete with a walk-in closet and a spa-inspired ensuite featuring a frameless glass shower and double vanity. Additional highlights include central air conditioning, outstanding curb appeal, and an

unbeatable location close to shopping, parks, playgrounds, walking paths, schools, public transit, and major roadways for easy commuting. A rare opportunity to own a beautifully upgraded, move-in-ready home in one of Calgary's most desirable family communities. Don't miss your chance to call this exceptional property home!