



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

122 Cityside Way NE
Calgary, Alberta

MLS # A2332025



\$629,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	19,769 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome Home! Consider this Lightly Enjoyed Property offering comfort, space and an open plan design. The open main floor includes gourmet kitchen, spacious dining, and living areas, plus a powder room making it ideal for relaxing and entertaining. Stop by the bonus room, with added deck enroute to the Upper Level Spacious Master including Spa Like ensuite, 2nd and 3rd bedrooms and laundry upstairs. The unfinished basement with separate entrance and high ceiling provides options for future development, allowing you to customize the space to suit your needs. The Double Attached Garage allows for ample parking and storage, while the home's overall condition reflects pride of ownership throughout. Located close to the airport, shopping and major transportation arteries this property is ideal for frequent travelers or those looking for quick access to major routes, while still enjoying a comfortable residential setting. Whether you are a growing family or a buyer looking for space and flexibility, call your favourite realtor to view... don't miss this opportunity.