



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64 Cityside Common NE
Calgary, Alberta

MLS # A2342063



\$749,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s)		
Inclusions:	all appliances		

Welcome to this beautiful 2,500+ sq. ft. 4-bedroom home in the highly sought-after community of Cityscape! This elegant 2-storey home was constructed by Mattamy Homes and features a total of 4 bedrooms, 2.5 baths including a Generous 5-piece ensuite bathroom. THE HOMES HAS 9-FOOT CEILINGS ON ALL LEVELS, and numerous upgrades added by the builder to make this WARM, EXCITING, AND FAMILY SIZED HOME. This RUBY model home has a main floor living and dining room, gourmet kitchen for cooking all your delicious meals, and a separate den/flex room at the rear. Basement is unfinished but comes with rough-in-plumbing for future bathroom and large windows for future bedroom development. The yard awaits your green thumb, and deck or custom patio designs. Located in the premier community of Cityscape surrounding the huge 115-acre natural preserve with extensive scenic walkways, nature trails and numerous lookouts. Its close to all amenities including grocery store, Shopping centres, Schools, parks etc