



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

112 Cityside Park NE
Calgary, Alberta

MLS # A2345871



\$799,000

Division:	Cityscape		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,313 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, No Back Lane, Rec		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Stunning 4 Bed, 3.5 Bath Home on a Park Facing 40 ft Lot — Modern Comfort Meets Urban Convenience Welcome to 112 Cityscape Park NE, an immaculate, move in ready home offering 2,313 sq. ft. of beautifully designed living space. Perfectly positioned on a park facing lot, this property delivers a peaceful setting with unobstructed views while keeping you just minutes from grocery stores, restaurants, banks, major amenities, and only 10 minutes to the Calgary Airport. This is the ideal blend of convenience, comfort, and family friendly living. **MAIN FLOOR HIGHLIGHTS:** Step into a bright and welcoming entrance with large windows that fill the home with natural light. The spacious living area features extra large windows and a cozy gas fireplace with a stylish feature wall, creating the perfect atmosphere for everyday relaxation. The elegant dining area is ideal for family gatherings, while the chef's kitchen impresses with upgraded thicker quartz countertops, a premium range, chimney hood fan, farmhouse sink, and a massive walk in pantry—a dream for anyone who loves cooking or entertaining. High ceilings in the bonus room add an airy, open feel, complemented by beautiful spindle railings. From here, enjoy front balcony access overlooking the park, a perfect spot for morning coffee or evening unwinding. A convenient half bath completes the main floor. **UPPER FLOOR FEATURES:** Retreat to the generously sized primary suite, complete with a luxurious 5 piece ensuite. Two additional spacious bedrooms share a full bathroom, offering comfort and privacy for family members. The upstairs laundry room includes built in shelving and storage, adding everyday convenience. **FINISHED BASEMENT RETREAT:** The fully finished basement expands your living space with a large bedroom, an inviting open living area, and a

stylish wet bar with fridge. Big windows bring in natural light, making this level feel bright and comfortable—perfect for guests, extended family, or a private entertainment zone. EXTERIOR & OUTDOOR LIVING: The rear yard is fully landscaped with a deck and concrete patio, ideal for outdoor entertaining or quiet relaxation. The property is fully fenced with upgraded iron gates, offering both privacy and security. With its park facing location, this home provides stunning views and easy access to outdoor activities right at your doorstep. PRIME LOCATION: Situated in one of Calgary's most convenient and thoughtfully planned communities, this home offers quick access to major amenities, transit, and green spaces—making it the perfect place for your family to call home.