



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**163 Cityside Park NE**  
**Calgary, Alberta**

**MLS # A2234992**



**\$889,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,610 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance		
<b>Inclusions:</b>	N/A		

Price dropped \$10000. This stunning 6-bedroom 4 bathrooms home is loaded with upgrades. Unique family home features over 2610 square feet of exceptional quality & the finest workmanship is found throughout this luxurious home with classic contemporary finishes. Main floor featuring an open concept plan giving a center stage to the family room! Open and impressive kitchen to family & dining spaces. The oversized living room is bathed in natural light from large windows that frame picturesque views. This home boasts an open concept layout, gourmet kitchen with high end appliances, fully equipped with a walk-in pantry. The upper floor features a master bedroom with a spa-like luxurious 5 piece bathroom, 3 additional bedrooms, 4-piece bathroom, upper laundry room and large bonus room area. The finished basement is fitted with a separate entrance with 2 bedrooms 1 full bathroom, kitchen, living room and separate furnace. Located in the premier community of Cityscape surrounding the huge 110-acre natural preserve stunning views of the wetlands with extensive scenic walkways, nature trails and numerous lookouts. The basement with a separate entrance, perfect for extended family or rental income. The outdoor space is a true retreat! The backyard is fully fenced and boasts concrete bricks with pergola, fruits trees with vegetable garden and perineal roses makes your day very calm. Concrete pathways on the sides of the home, leading to a low-maintenance yard complete. Enjoy your morning coffee or evening gatherings on the extra-large maintenance free patio. This home is a masterpiece of functionality, luxury, and design, offering the best of indoor and outdoor living. Nestled in a prime location, this home provides easy access to amenities, schools, parks, and walking trails. Don't miss the chance to make this dream property your

forever home. Book your private showing today!