

30 Cityside Way NE
Calgary, Alberta

MLS # A2224663



\$729,900

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| Division: | Cityscape | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,851 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, Finished, Partial | LLD: | - |
| Exterior: | Stucco | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage | | |
| Inclusions: | None | | |

Welcome to your stunning family home, featuring numerous upgrades and 2500 sq. ft. of beautifully finished living space. This impressive 2-storey home includes central air conditioning, Zebra window coverings, 4 spacious bedrooms, and a massive bonus room with high ceilings. 3.5 modern bathrooms, it's perfect for families of all sizes. The open-concept design is filled with natural light, beginning from the inviting foyer. The beautiful kitchen offers quartz countertops, stainless appliances, /Central island breakfast bar/Gas Stove and added cabinet pantry. The spacious dining area leads to a deck and backyard. While the bright family room features a cozy gas fireplace. A conveniently located half bath completes the main floor. This property features an upper level with a spacious primary bedroom, complete with a luxurious 5-piece ensuite, double vanity, soaker tub, and oversized shower—ideal for relaxation. The primary suite also includes a generous walk-in closet for ample storage. Additionally, there are two more bedrooms, a sun-filled bonus room with access to a west-facing balcony, high ceilings, and an upper-level laundry room. The professionally finished (with permits) lower level offers a 4th bedroom, a 3-piece bathroom, and a recreational room. or unwinding with family. and plenty of Crawl space for extra storage. Enjoy a Low Maintenance Landscaping and fully fenced backyard that is ideal for outdoor activities and family gatherings, a beautifully designed concrete patio enhances the space for entertaining or unwinding. The front Double attached garage is fully finished (drywalled and insulated). OTHER FEATURES INCLUDE HAIL-RESISTANT ROOF SHINGLES AND STUCCO SIDING. This Community hosts some of Calgary's most beautiful walking paths,/Environmental Reserve and is located with very easy access to local shopping/ Cross

Iron Mall and Major routes such as Deerfoot Trail/Stoney Trail. !!! NO DISAPPOINTMENTS HERE!!!