

**194 Cityscape Way NE**  
**Calgary, Alberta**

**MLS # A2238544**



**\$814,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,259 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Oversized, Private Electric Vehicle		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Open Lot, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	None		

**\*\*OPEN HOUSE SUN JUL 13 130-530PM\*\*** Welcome to this stunning home on a massive premium lot in the heart of Cityscape! Step inside to a bright, tiled foyer that opens into a beautifully designed main floor featuring rich hardwood floors, 9-foot ceilings, and a spacious living room perfect for entertaining. The show-stopping kitchen is modern and elegant, with full-height white cabinetry, quartz countertops, a sleek chimney-style hood fan, a stylish tile backsplash, and even a garburator in the sink &mdash; offering both beauty and convenience. Flooded with natural light thanks to its sunny south-facing exposure, this home offers an elevated split-level family room just a few steps up &mdash; complete with soaring ceilings, an eye-catching stone feature fireplace, and double doors leading to a charming front patio. It&rsquo;s an ideal space for relaxing or keeping an eye on the kids while still feeling connected to the main living area. Upstairs, you'll find an open-to-below loft, a spacious primary suite with a walk-in closet, and a luxurious 5-piece ensuite featuring double sinks, quartz counters, a tiled glass shower, and a deep soaker tub. Two additional well-sized bedrooms and another full bathroom complete the upper level. Stay cool and comfortable all summer long with central air conditioning, and enjoy peace of mind thanks to a built-in alarm and camera system. The oversized double front-attached garage is a rare find &mdash; large enough to fit a pickup truck and equipped with a 220V plug for your electric vehicle. Outside, the huge landscaped backyard features flagstone steps leading to a cozy firepit area, along with an expansive deck that&rsquo;s perfect for hosting friends and family. Located in the desirable community of Cityscape &mdash; just minutes from scenic walking paths, parks, shopping, and with quick access to both Stoney and Deerfoot Trail.

Don't miss your chance to make this exceptional, move-in-ready property your new home &mdash; book your showing today!