

107 Cityscape Way NE
Calgary, Alberta

MLS # A2322673



\$849,999

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,640 sq.ft.	Age:	2016 (10 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully designed home offers the perfect blend of space, comfort, and income potential. From the moment you step inside, you'll appreciate the functional layout and quality finishes throughout. The main floor features a convenient half bathroom, a dedicated office space ideal for working from home, rich hardwood flooring, and a bright, inviting living room that flows seamlessly into the spacious kitchen. Complete with granite countertops, ample cabinetry, and a large walk-in pantry, this kitchen is designed for both everyday living and entertaining. Step outside onto the expansive deck and enjoy peaceful views of the green space behind the home—an ideal setting for summer barbecues, morning coffee, or relaxing evenings. The main level also provides direct access to the oversized double attached garage, offering plenty of room for vehicles and storage. Upstairs, you'll find four generous bedrooms, including a spacious primary retreat featuring a walk-in closet and a private ensuite. An additional full bathroom serves the remaining bedrooms, making this level perfect for growing families. The fully developed basement is one of this property's standout features, boasting a LEGAL 2-bedroom basement suite complete with its own full kitchen, full bathroom, separate laundry, and private entrance. Whether you're looking for a mortgage helper or an investment opportunity, this suite provides excellent income potential. Additional upgrades and features include central air conditioning, a heated garage, water softener, 4K security camera system, and an entertainment TV system. Outside, the backyard offers two storage sheds and a large parking pad with room for four or more vehicles. Ideally located in the vibrant community of Cityscape, you'll enjoy quick access to major roadways, the airport, downtown

Calgary, parks, schools, shopping, and everyday amenities. This is a rare opportunity to own a spacious family home with exceptional versatility and income-generating potential. Don't miss your chance to make this incredible property yours!