

14 Cityside Terrace NE Calgary, Alberta

MLS # A2327522



\$729,900

Division:	Cityscape		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,911 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Greenbelt, Landscaped, Lawn, No Back Lane, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 14 Cityside Terrace NE, a beautiful and truly unique home offering incredible curb appeal, multiple distinct living zones, and an exceptional location. Step inside to Luxury Vinyl Plank Flooring throughout the main living levels. The Chef-Inspired Kitchen is a showstopper, featuring Stainless Steel Appliances, a Professional Hood Fan, Built-In Microwave, Gas Stove, and stunning Gold Accent Lighting, with Pot Lights already roughed in for easy future upgrades. The spacious Dining Area easily accommodates a full-sized table, perfect for family dinners and entertaining, and flows into the inviting Living Room with its beautiful Tile-Surround Gas Fireplace. Thanks to the home's desirable South-Facing Backyard, the rear of the home is flooded with natural light throughout the day. A walking pathway runs directly behind the property, so there are no homes immediately behind you to block your windows or the sunshine, giving the whole back of the home an open, airy feel. Up a few steps, a generously sized Bonus Room offers a Hidden Playroom for the kids and a Private Balcony, ideal for morning coffee while the neighbourhood wakes up, giving everyone their own space whether it's a quiet family movie night or the kids' playroom mess staying out of sight from the main living areas. The Primary Retreat is a true escape, with a Walk-In Closet and a Spa-Inspired Five-Piece Ensuite featuring Dual Sinks, a Soaker Tub, and a large Glass Walk-In Shower, while two more bedrooms, an Upper-Floor Laundry Room, and a Four-Piece Bathroom complete this level. Downstairs, the Walkout Basement adds even more living space, with a Separate Entrance, roughed-in Pot Lights, an additional bedroom, and a Four-Piece Bathroom, perfect for guests, extended family, or a private home office setup. Location seals the deal, with walking distance to

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