

## 32 Cityscape Gardens NE Calgary, Alberta

**MLS # A2232444**

# \$779,999

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	2,340 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Wet Bar		

**Inclusions:** N/A

Welcome to this beautifully designed 4-level split home, offering the perfect blend of space, functionality, and comfort in a prime location. The main floor features an expansive open-concept layout with a spacious living and dining area, a well-appointed kitchen with pantry, convenient laundry, and a two-piece washroom. Upstairs, enjoy a large bonus room that opens onto a private balcony &mdash; ideal for relaxing or entertaining. The top floor hosts three well-sized bedrooms, including a luxurious primary suite with a 5-piece ensuite and a generous walk-in closet. A separate 4-piece bathroom serves the additional bedrooms. The fully finished basement offers a large rec room with a wet bar, a versatile bedroom/office, and another full 4-piece bath. Complete with a double attached garage for convenient parking and storage. Situated in a family-friendly community close to schools, shopping, parks, and with quick access to major roads and the airport, this home truly has it all!