

**194 Cityscape Way NE
Calgary, Alberta**

MLS # A2238544



\$814,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
Inclusions:	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 — 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 — complete with soaring ceilings, an eye-catching stone feature fireplace, and double doors leading to a charming front patio. It’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 — 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’s perfect for hosting friends and family. Located in the desirable community of Cityscape — 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 — book your showing today!