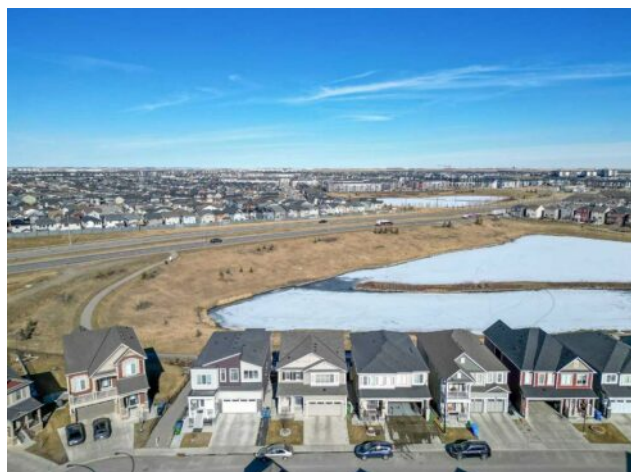


**223 Cityscape Gardens NE
Calgary, Alberta****MLS # A2253588****\$699,900**

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,301 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Views		

Heating: Forced Air**Floors:** Carpet, Hardwood, Tile**Roof:** Asphalt Shingle**Basement:** Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** DC**Utilities:** -**Inclusions:** n/a

AMAZING DEAL!!! Check out the 3D Tour! Welcome to this rare WALKOUT 2 storey home backing onto a pond in Cityscape! This home is basically almost brand new, barely used, as you can tell by the pristine condition of the hardwood floors! Starting on the main floor, the open floor plan includes an entertainers kitchen with a large island, stone countertops, and stainless steel appliances. The main floor also includes a walk through panty, a huge mud room, den/office space and a half bathroom. Walking up the sun filled staircase, the 2nd floor offers a enormous bonus room, 3 bedrooms(all bedrooms have walking closets) and 2 full bathrooms including a great sized Primary bedroom with a spa like 4 piece ensuite bathroom. Downstairs is an unfinished basement but there is tons of potential with the full walkout. Book your showing today!