

29 Cityside Link NE  
Calgary, Alberta

MLS # A2263552



**\$1,149,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,951 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Steam Room		

**Inclusions:** all fixed appliances on upper level and in basement

Prime Location | 2.5 years old house. | Total 3,865.04 Sq. Ft. (above grade 2951.28 Sqft + 913.76 Sqft legal basement suite) Key Property Features &bull; Bedrooms: 7 &bull; Bathrooms: 5 o Basement Suite (Legal 2-bed, 1-bath) &bull; Frontage: 46 feet &bull; Garage: Double attached (gas heater rough-in, central vacuum rough-in installed) &bull; Orientation: East-facing &bull; 2.5 years old house. Highlights & Upgrades &bull; High Ceilings ( 9ft) on all floors for an open, airy feel &bull; Main Floor 5th Bedroom with Ensuite bathroom + Steam Room &bull; Chef's Kitchen: o Stainless steel appliances o Gas cooktop, built-in appliances like microwave, oven, refrigerator, dishwasher o Ample counter space &bull; Open Floor Plan filled with natural light due to large windows and east facing &bull; Main Floor Powder Room (Half Bath) \* 5th bedroom on main floor with full ensuite 3 Pc washroom with steam room. &bull; Luxury Finishes throughout Upper Floor Features &bull; 4 Spacious Bedrooms &bull; 2 Full Bathrooms with modern finishes &bull; Primary Bedroom with: o 5-piece ensuite o Walk-in closet &bull; Huge Bonus Room over garage between main and upper floor &ndash; ideal for family gatherings or entertainment with disturbing the above and below floor &bull; Upper Floor Laundry Room &ndash; conveniently located near bedrooms Basement Legal Suite &bull; 2 Bedrooms & 1 Modern Bathroom o LED mirror & glass-door standing shower &bull; Spacious Living Room with electric fireplace &bull; Two Large Storage rooms other than the two bedrooms &bull; Ideal for multi-generational living or rental income &bull; Glossy white kitchen cabinets &bull; Electric display fireplace in living room other than the separate natural gas furnace for heat in basement Exterior & Comfort Features &bull; No Rear and front Neighbors &ndash; private and

serene setting • Backyard Views: Rocky Mountains + Downtown Calgary • Central AC & Heating • Two-Zone Split Temperature Control • Professionally Fenced & Sodded Yard • Rough-in for Central Vacuum System and Garage heater Location Benefits • Walking Distance to Cityscape Square Plaza ( 6 houses down the street) • Easy Access to below by drive: o YYC Airport (5 minutes) o Deerfoot Trail (8 minutes) o Stoney Trail ( 5 minutes) • Peaceful community with urban convenience