

**9057 Cityscape Drive NE  
Calgary, Alberta**

**MLS # A2282015**

**\$440,990**



<b>Division:</b>	Cityscape	
<b>Type:</b>	Residential/Four Plex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,374 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached	
<b>Lot Size:</b>	0.05 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The Brooke's front porch and foyer invites you into an open concept entertainer's dream. Host dinner parties in the dining area looking onto the stunning kitchen, with a quartz island and breakfast bar to gather around. A large living room gives you space to relax and unwind, while the mudroom keeps the clutter away and provides access to the double attached garage. On the upper floor you'll find a laundry room conveniently close to the bedrooms and main bath. Soak up the sun on your private balcony and enjoy your morning coffee before getting your day started. Decompress after a long day in the primary bedroom, with a walk-in closet and an ensuite. Enjoy no condo fees and 8 solar panels on a Mattamy townhome. Photos representative.