

**13 Cityside Way NE**  
**Calgary, Alberta**

**MLS # A2212779**



**\$749,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	None		

Welcome to this exceptionally spacious and beautifully designed home in the highly sought-after community of Cityscape NE. Boasting 5 generously sized bedrooms and 3.5 well-appointed bathrooms, this oversized residence is perfect for large families or those seeking additional rental income with the fully legal basement suite. Perched on a premium corner lot, this home is bathed in abundant natural light from its expansive windows on both sides, creating a bright, airy, and inviting atmosphere throughout. The thoughtfully designed open-concept layout seamlessly blends functionality with elegance, offering generously proportioned living and dining spaces that cater to both everyday living and grand entertaining. From the moment you step inside, you are greeted by a sense of grandeur and warmth, with soaring ceilings and an intuitive floor plan that enhances both comfort and convenience. The extra-large bedrooms provide a tranquil retreat for every member of the household, while the spacious common areas ensure there is no shortage of room for relaxation and gatherings. The modern kitchen is a culinary haven, featuring sleek countertops, ample cabinetry, and top-tier appliances, making meal preparation effortless. The legal basement suite is a standout feature, offering a private, self-contained living space—ideal for generating rental income or providing additional accommodation for extended family. Perfectly positioned in the heart of Cityscape, this home is surrounded by an array of convenient amenities and recreational opportunities. Just moments away, you'll find Esso, Starbucks, Guru India Restaurant, Subway, and Chaiwala of London, offering a variety of dining and shopping experiences. For outdoor enthusiasts, the Cityscape Cricket Ground and the Wetlands provide the perfect backdrop for sports, relaxation, and scenic walks. Commuters will

appreciate the easy access to major roadways, including Airport Trail, Country Hills Boulevard, and Stoney Trail, ensuring seamless connectivity to all corners of the city. With YYC International Airport just 8 minutes away and Downtown Calgary a quick 20-minute drive, this home offers the perfect blend of suburban tranquility and urban convenience. Whether you're seeking a sprawling family residence, a multi-generational home, or an investment opportunity, this remarkable property checks every box. Experience the luxury of space, the comfort of modern design, and the convenience of an unbeatable location—all in one incredible package. Don't miss this rare opportunity—schedule your private viewing today!