



## 121 Cityscape Gardens Calgary Alberta

\$798,000

Welcome to this stunning East-Facing home with a West-facing Backyard with 3298 sq. ft. developed living space & 3-bedroom, 3.5 bathroom, 3 Living / entertainment room, nestled in the sought-after CITYSCAPE community. Backing on Matis Trail, this property provides ample outdoor space for your enjoyment. This remarkable home combines spacious living with modern amenities to create the perfect living experience for you and your family. The home features a front attached double garage, which is seamlessly connected through a mudroom, offering both convenience and functionality. Stepping into main entrance, you're greeted by a well-lit high ceiling with an elegant accent wall. Going up, you'll find a convenient 2-pc bathroom & Laundry. Continuing forward, a living room featuring wide windows that invite natural light to flood the space. A cozy fireplace promises warmth during winter evenings. The heart of the home is the modern open-concept Gourmet kitchen, boasting Quartz countertops, stainless steel built-in microwave and oven, a gas cooktop stove, and a wall-mounted Chimney Hood Fan. The kitchen island, complete with an undermount sink and dishwasher, serves as a central hub for culinary creations. An oversized pantry offers even more storage possibilities. The main floor features Hardwood flooring, adding a touch of luxury, while the upper level is cozily carpeted. The upper level offers a Massive size family room with High ceiling & full width Balcony, a primary bedroom with a meticulously organized walk-in closet and a luxurious 5-pc ensuite bathroom. Two generously sized bedrooms each feature separate closets, and 4-pc bathroom complete this level. Fully Finished Look Out / sunshine bsmt with 2 extra-large windows provides ample amount of natural light. Basement features massive 30' x 20' Rec room, perfect for Movie-Game room & Gym or office along with a full bath...

Recreational, Games room 29.67 Ft x 19.75 Ft

3pc Bathroom 6.33 Ft x 8.42 Ft

Storage 9.75 Ft x 11.67 Ft

Furnace 6.42 Ft x 6.50 Ft

Family room 19.50 Ft x 19.42 Ft

Dining room 14.75 Ft x 6.67 Ft

2pc Bathroom 5.58 Ft x 5.17 Ft

Other 14.25 Ft x 3.58 Ft

Primary Bedroom 13.83 Ft x 15.67 Ft

5pc Bathroom 16.50 Ft x 10.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)

Foyer	8.33 Ft x 7.00 Ft	Bedroom	11.08 Ft x 11.75 Ft
Kitchen	14.67 Ft x 13.75 Ft	4pc Bathroom	7.08 Ft x 8.00 Ft
Laundry room	5.42 Ft x 6.17 Ft	Bedroom	10.67 Ft x 12.42 Ft
Living room	20.67 Ft x 16.08 Ft	Other	9.83 Ft x 8.50 Ft