



# 235 Cityside Road Calgary Alberta

\$809,000

PRICE TO SELL! DEVELOPED BASEMENT WITH WETBAR | TOTAL 4 BEDROOM | 3.5 BATH | AIR CONDITIONING | LOW MAINTENANCE YARD | LARGE WINDOWS | BONUS ROOM | ORIGINAL OWNER | MODERN UPGRADES. Welcome to this stunning and charming 2 storey home with over 3200 sqft of living space in the heart of CITYSCAPE community! This home is loaded with thoughtful upgrades including HARDIE BOARD SIDINGS, built in closet shelves, backyard speakers, artificial turf front and backyard, composite deck, permanent LED programable holiday lighting and much more! As you step inside, the warm and inviting foyer leads to the spacious living room with a gas fireplace designed perfectly for family gatherings and entertainment. Large windows flood the living room with ton of natural light. The gourmet kitchen is a chef's dream, well-equipped with STAINLESS STEEL APPLIANCES, large central island, walk in pantry, quartz countertops, full height cabinetry, GAS cooktop and DOUBLE OVEN. The laundry room and 2-piece bathroom is conveniently located on the main floor. The upper level offers a massive FAMILY/BONUS AREA with high ceilings, a primary bedroom with custom built-in shelves in the walk-in closet and two generously size bedroom each with separate closets. Heading to the basement, it features a cozy living space with a wet bar/custom shelves, a bedroom perfect for office or gym, a full bathroom with standup shower and a storage room. The SOUTH FACING BACKYARD features large composite deck and artificial grass throughout with hassle-free lawn all year round! It is FULLY FENCED offers privacy and security ideal for relaxation or hosting. A double-attached garage provides additional convenience that can easily fit two vehicles and two additional on the driveway. New shingles and Hardie sidings in 2022. This vibrant location is just a few minutes away from playground, pathways, parks, shopping district, ...

Primary Bedroom 14.00 Ft x 15.58 Ft

5pc Bathroom 16.50 Ft x 10.42 Ft

Bedroom 11.00 Ft x 12.08 Ft

Bedroom 10.67 Ft x 11.25 Ft

4pc Bathroom 7.83 Ft x 7.08 Ft

3pc Bathroom 7.83 Ft x 5.08 Ft

Living room 16.17 Ft x 20.83 Ft

Dining room 13.75 Ft x 10.33 Ft

Kitchen 13.75 Ft x 10.08 Ft

2pc Bathroom 5.50 Ft x 5.67 Ft

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

Listing Presented By:



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See

**Mirror**

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Bedroom 12.92 Ft x 11.50 Ft