



## 106 Cityspring Manor Calgary Alberta

\$1,299,999

This Gorgeous 2-story fully Developed House with LARGE WINDOWS INVITES TONS OF NATURAL LIGHTING WITH BEAUTIFUL VIEWS Has a 9' ceiling on the Main and Upper floors and, BUILT ON THE EDGE OF A NATURAL RESERVE GIVE YOU A FEELING of LIVING ON THE ACREAGE WITHOUT WORRY-FREE MAINTENANCE, IN THE BIGGEST 44' FRONT LOT IN A New CITYSCAPE COMMUNITY and comes with a Front-attached Double Garage, a Total of 6 bedrooms, 4 Bathrooms, a Fully Developed walk-out illegal basement suite BUILT BY BUILDERS AND HAS A LEGALLEY REGISTERED BUSSINESS LICENCE WITH CITY OF CALGARY FOR AIR BNB, close to all the amenities, an Airport, Highways, also has WOODEN RAILING and CENTRALIZED HUMIDIFIER (HVA 00101) In the FURNACE ROOM. The main floor Explorer with a Bedroom, 3 pcs full bathroom, and an open floor plan Kitchen with 12" Glass shelf Cabinets, also has a Spacious pantry room with a 1 Panel Etched Glass door, Stainless Appliances, and a Living room with decorative Fireplace gives a cozy feeling in wintertime also has a patio door that leads to the deck to enjoy outside. The upper floor has a 5-pcs ensuite bathroom in the Master Bedroom, an Extra 3 good-sized Bedrooms, one 4-pcs common bathroom, and a separate Laundry room with a Hardwood floor, Forgot to mention a huge Bonus room for Entertainment with family. The Walk basement was developed with a Bedroom, 4 pcs bathroom, HUGE LAUNDRY / FLEX ROOM, and a Recreation room to have family parties. Don't miss this opportunity, Be the first one to view this Property, Call your favorite realtor to book a showing. BASEMENT RENTED FOR 1600 DOLLARS + 30% UTILITIES. (id:6769)

Recreational, Games room 23.00 Ft x 15.92 Ft

4pc Bathroom 10.08 Ft x 5.75 Ft

Bedroom 11.50 Ft x 10.58 Ft

Laundry room 15.00 Ft x 7.92 Ft

Living room 15.83 Ft x 15.25 Ft

Bedroom 11.83 Ft x 9.42 Ft

Other 21.25 Ft x 18.17 Ft

5pc Bathroom 10.92 Ft x 8.25 Ft

Primary Bedroom 16.00 Ft x 13.67 Ft

Bedroom 16.00 Ft x 11.00 Ft

Bedroom 17.33 Ft x 10.17 Ft

Bonus Room 16.83 Ft x 14.58 Ft

Bedroom 14.92 Ft x 11.00 Ft

4pc Bathroom 10.50 Ft x 7.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.amarcudail.com/>

**RE/MAX**

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(CENTRAL)**

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3pc Bathroom 8.33 Ft x 5.67 Ft

Laundry room 10.08 Ft x 7.42 Ft