



## 37 Cityspring Common Calgary Alberta

\$759,750

Welcome to this exquisite upgraded Mattamy 'Whistler', built in 2021, nestled in the sought-after neighborhood of CITYSCAPE. The main floor boasts an inviting open layout, seamlessly connecting the living room, dining area, and kitchen. Luxury vinyl plank flooring, while abundant windows flood the space with natural light. The kitchen is a culinary haven, featuring stainless steel appliances, quartz countertops, a spacious island with breakfast bar, and a generous pantry. Additionally, there's a flex room for use as an office, a convenient mudroom, and a 2 pce bathroom on this level. Upstairs, discover a spacious bonus room, perfect for entertaining guests away from the main living area. The 2, yes 2, primary bedrooms offering walk-in closets and 3pce ensuite bathrooms. Two other generously sized bedrooms, a 4 pce bathroom, and a laundry room complete the upper level. The unfinished basement, with plumbing in place for a bathroom, awaits your creative touch. It also features a separate entrance, potentially suitable for a legal secondary suite (city approval required). Close by you'll find a wealth of amenities, including grocery stores, restaurants, Starbucks, and a gas station. The location is conveniently close to Metis Trail and only 10 minutes from the airport. Nearby parks and scenic walking paths enhance the appeal of this remarkable home. Key Features: oUpgraded Stainless Steel Appliances oHigh Ceilings oOpen Floor PlanoLarge Windows oAmple Living Space o2 Primary Bedrooms oLarge Bedrooms oSeparate Side Entry oFront Attached Double Garage Don't miss out--call your favourite agent to schedule a showing for this exceptional home today! (id:6769)

Living room 17.42 Ft x 15.42 Ft

Dining room 11.50 Ft x 11.08 Ft

Kitchen 14.42 Ft x 10.92 Ft

Pantry 5.42 Ft x 4.42 Ft

Other 6.33 Ft x 6.33 Ft

Den 7.17 Ft x 7.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.67 Ft x 12.50 Ft

Primary Bedroom 13.42 Ft x 11.00 Ft

Bedroom 9.25 Ft x 10.25 Ft

Bedroom 9.92 Ft x 9.33 Ft

Bonus Room 14.92 Ft x 14.92 Ft

Laundry room 5.25 Ft x 3.00 Ft

3pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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