



# 203 Cityspring Way Calgary Alberta

\$699,900

Welcome to 203 Cityspring Way NE, a stunning residence waiting to be your next home. This Mattamy built Monarch Model offers everything that you have been looking for. AMENITIES RICH PRIME LOCATION | LOTS OF UPGRADES FROM BUILDER STANDARDS | DOUBLE ATTACHED GARAGE | 3 BEDS | 2.5 BATHS | 4144 Sq. Ft. R-G ZONED CORNER LOT | LOTS OF WINDOWS FOR NATURAL LIGHT | LOTS OF PARKING SPACE | FULLY FENCED LOT | WALKING DISTANCE TO CITYSCAPE WETLAND - NATURE RIGHT AT YOUR DOORSTEP | COMPETITIVE MARKET PRICE. Why buy new and pay for all the upgrades, landscaping, fencing & window blinds, when you can get this August 2022 built property that has everything already done for you, offering practical layout & upgrades that your family will ever need. Starting from the main floor, you get an OPEN-CONCEPT LAYOUT that seamlessly integrates living, dining & kitchen area with side tucked mudroom and guest bathroom, providing a spacious and inviting atmosphere for gatherings. Check the UPGRADED FIREPLACE AND TO THE CEILING TILED FEATURE WALL adding charm to your living room. The kitchen is a chef's dream, UPGRADED WITH QUARTZ COUNTERTOPS, GAS RANGE, CHIMNEY HOOD FAN, to the ceiling backsplash, extra added cabinetry and DUAL SINK ON THE SIDE COUNTERTOP keeping your island neat & clean for cooking & dining needs. You also get a pantry offering further storage space to your main kitchen. Upper level features an OPEN FAMILY ROOM, 3 bedrooms, 2 full bathrooms, WALK-IN LAUNDRY and additional storage closet. Check the oversized primary bedroom and UPGRADED 4-PIECE ENSUITE FEATURING DOUBLE VANITY, FULL WIDTH MIRROR, STANDING SHOWER & STUNNING BLACK TILES. The other 2 bedrooms are nicely sized and placed apart from each other for the much-needed privacy. The upstairs hallway also offers an ADDITIONAL BENCH WITH EAST FACING WINDOW to sit, relax & enjoy sunrise. Basement comes with 2 egress sized win...

2pc Bathroom 3.00 Ft x 9.08 Ft  
 Dining room 8.42 Ft x 16.17 Ft  
 Foyer 6.58 Ft x 10.08 Ft  
 Kitchen 9.17 Ft x 16.17 Ft

4pc Bathroom 8.33 Ft x 8.00 Ft  
 Bedroom 9.58 Ft x 12.50 Ft  
 Bedroom 11.50 Ft x 11.33 Ft  
 Family room 10.58 Ft x 12.17 Ft

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Listing Presented By:



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Living room 13.83 Ft x 16.17 Ft

Other 5.83 Ft x 9.25 Ft

4pc Bathroom 5.33 Ft x 13.33 Ft

Laundry room 5.42 Ft x 6.42 Ft

Primary Bedroom 13.00 Ft x 16.17 Ft

Other 8.33 Ft x 7.75 Ft