



## 28 Cityside Green Calgary Alberta

\$599,000

EXCEPTIONALLY CLEAN, VERY WELL MAINTAINED AND REASONABLY PRICED. Amazing value in this beautifully designed 2 1/2 storey, 4-bedroom and 3.5 bathroom contemporary home in the vibrant community of Cityscape. This property offers a lot of features that enhance both style and functionality such as open concept, 9' ceiling on the main floor and basement and front porch to enjoy morning tea. As you step inside, you are greeted by a thoughtfully designed open-concept layout that seamlessly connects the dining room, kitchen and living room. The spacious great room is adorned with large windows that allows natural light and featuring a gas fireplace for cozy, relaxing evenings. Main floor kitchen is a chef's dream. Ceiling height kitchen cabinets with tons of space, beautiful backsplash and enough counter space for all your needs. A big central island and the dining area offers ample space for family gatherings. Lot of recent upgrades includes new roof, siding and gutters November 2024, central AC February 2023, under kitchen cabinet lights, new Samsung refrigerator April 2022, Samsung Gas Range and high efficiency hood fan 2024. On the second floor, you will find two generously sized bedrooms with shareable 4 pc bathroom. Upper floor completes with a primary bedroom, 4-piece ensuite bathroom with ceiling height tiles and a spacious walk-in closet. Basement is tastefully developed with 9' ceiling. IT can easily be converted into a legal or illegal suite with side entrance and by putting a new stove. Side entrance can be made either on the front or the right side (A/C side) of the property. Basement includes a large family room, professionally designed kitchen with a provision for electric stove, laundry and a good sized bedroom. Low maintenance backyard, double detached garage and deck for your summer bar b q is a treat. Seller has kept everything up to date as fa...

Primary Bedroom 12.83 Ft x 16.92 Ft

Bedroom 9.42 Ft x 10.67 Ft

Bedroom 9.42 Ft x 9.08 Ft

4pc Bathroom 7.58 Ft x 8.00 Ft

Bedroom 14.75 Ft x 8.50 Ft

Recreational, Games room 14.50 Ft x 15.08 Ft

Kitchen 13.00 Ft x 8.25 Ft

Laundry room 2.50 Ft x 2.50 Ft

Living room 16.17 Ft x 11.00 Ft

Kitchen 16.58 Ft x 11.92 Ft

Dining room 13.08 Ft x 10.25 Ft

2pc Bathroom 7.50 Ft x 2.75 Ft

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Listing Presented By:



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TREC The Real Estate Company



**Real Estate Professionals Inc.**

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Furnace 8.92 Ft x 9.50 Ft

4pc Bathroom 7.33 Ft x 7.83 Ft

3pc Bathroom 4.92 Ft x 7.08 Ft