



## 30 Cityside Way Calgary Alberta

\$719,900

Welcome to your stunning family home, featuring numerous upgrades and 2500 sq. ft. of beautifully finished living space. This impressive 2-storey home includes central air conditioning, Zebra window coverings, 4 spacious bedrooms, and a massive bonus room with high ceilings. 3.5 modern bathrooms, it's perfect for families of all sizes. The open-concept design is filled with natural light, beginning from the inviting foyer. The beautiful kitchen offers quartz countertops, stainless appliances, /Central island breakfast bar/Gas Stove and added cabinet pantry. The spacious dining area leads to a deck and backyard. While the bright family room features a cozy gas fireplace. A conveniently located half bath completes the main floor. This property features an upper level with a spacious primary bedroom, complete with a luxurious 5-piece ensuite, double vanity, soaker tub, and oversized shower--ideal for relaxation. The primary suite also includes a generous walk-in closet for ample storage. Additionally, there are two more bedrooms, a sun-filled bonus room with access to a west-facing balcony, high ceilings, and an upper-level laundry room. The professionally finished (with permits) lower level offers a 4th bedroom, a 3-piece bathroom, and a recreational room. or unwinding with family. and plenty of Crawl space for extra storage. Enjoy a Low Maintenance Landscaping and fully fenced backyard that is ideal for outdoor activities and family gatherings, a beautifully designed concrete patio enhances the space for entertaining or unwinding. The front Double attached garage is fully finished (drywalled and insulated). OTHER FEATURES INCLUDE HAIL-RESISTANT ROOF SHINGLES AND STUCCO SIDING. This Community hosts some of Calgary's most beautiful walking paths,/Environmental Reserve and is located with very easy access to local shopping/ Cross Iron Mall and Major routes suc...

Bonus Room 12.33 Ft x 14.67 Ft  
Primary Bedroom 12.08 Ft x 15.00 Ft  
5pc Bathroom 11.25 Ft x 9.00 Ft  
Bedroom 11.00 Ft x 13.00 Ft  
Bedroom 11.25 Ft x 9.67 Ft  
4pc Bathroom 5.33 Ft x 9.08 Ft

Bedroom 10.75 Ft x 8.58 Ft  
Recreational, Games room 14.42 Ft x 20.67 Ft  
3pc Bathroom 7.25 Ft x 4.75 Ft  
Living room 12.58 Ft x 17.42 Ft  
Kitchen 10.83 Ft x 10.83 Ft  
Dining room 10.67 Ft x 7.00 Ft

Listing Presented By:



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Century 21 Bravo Realty



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Laundry room 6.75 Ft x 6.00 Ft

Other 8.08 Ft x 6.08 Ft

Foyer 5.67 Ft x 13.25 Ft

2pc Bathroom 5.00 Ft x 4.58 Ft