Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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10 Cityside View NE
Calgary, Alberta

MLS # A2204007

$755,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,807 sq.ft.	**Age:**	2021 (4 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

Inclusions: NONE

BEAUTIFUL OPEN CONCEPT HOME WITH OVER 2,400 SQUARE FEET OF LIVING SPACE. This Beautiful 2-story house with a Front attached Garage comes with a total of 4 Bedrooms, 3 1/2 Bathrooms, and a developed Illegal Basement suite with a separate entrance. The Main Floor has a Living room, a Kitchen with an Island has stainless steel appliances, 2 Pcs bathroom and den. The upper level hosts an enormous master bedroom easily capable of hosting a full king bedroom furniture set including dressers. The master suite features an en-suite full bathroom with a standing shower and a full soaker tub! This level has an additional two large bedrooms sized for queen beds and include large closets. The upper floor is finished by a full bathroom with bathtub and a separate dedicated laundry room with space for storage. This home features a fully finished basement with separate entrance, kitchen, a spacious recreation/games room, a full bedroom, full bathroom with shower and tons of storage space! . Don't miss this Opportunity.

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