

# \$844,786 - 97 Cityspring Manor Ne, Calgary

MLS® #A2223195

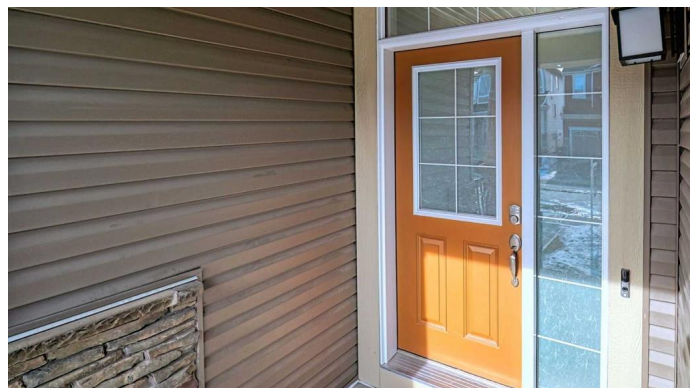
**\$844,786**

5 Bedroom, 4.00 Bathroom, 2,862 sqft

Residential on 0.08 Acres

Cityscape, Calgary, Alberta

This Very beautiful and Classy home has been thoughtfully designed with Style and comfort in mind. This 2861 sq ft, home offers 5 bedrooms and 3 and 1/2 bathrooms, a separate entrance, and a lot of upgrades and conveniences. The foyer with elegant white tiles, welcomes you and leads you into a spacious and impressive main level with 9 ft ceilings and Luxury Vinyl Plank flooring throughout. The main floor features: A large Living Room with a Cozy gas fireplace with a nice stone tile finish that adds ambiance. Stunning Gourmet Kitchen with double islands, Upgraded Stainless Steel built-in appliances, Quartz countertops, and many cabinets -finished to the ceiling. On this level, there is also a Bedroom and a 3-piece bathroom - ideal for guests or elderly family members. The spacious Dining room opens onto a large deck for you to enjoy. The nicely finished front porch is also a perfect spot to relax away. Iron railings on the staircase add to the bright and open feel to this home. The 9 ft upper level offers more Comfort and Luxury. A large Bonus Room i- ideal for relaxing family time. The Primary bedroom has an extra large walk-in closet and a luxurious 5 piece Ensuite. 3 more very good size bedrooms on this floor. All bedrooms have walk-in closets!. Another full bathroom on this floor plus a laundry room. All bathrooms have quartz counters, floor tiles, and tiles finished to the ceiling in the showers. There is Central Airconditioning for your comfort. A separate entrance to the



unfinished 9FT basement with 2 zone Furnace for your future plans. Located in the popular community in Cityscape, you are close to Parks, green space, walking pathways, shopping, fine and casual dining, Calgary Airport, and several major routes. Excellent value is offered in this home for you to enjoy.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2223195    |
| Price          | \$844,786   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,862       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 97 Cityspring Manor Ne |
| Subdivision | Cityscape              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3N 1Z8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings           |
| Heating           | Forced Air                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 95             |
| Zoning         | R-G            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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