

# \$879,900 - 34 Cityscape Bay Ne, Calgary

MLS® #A2221199

**\$879,900**

4 Bedroom, 4.00 Bathroom, 2,695 sqft

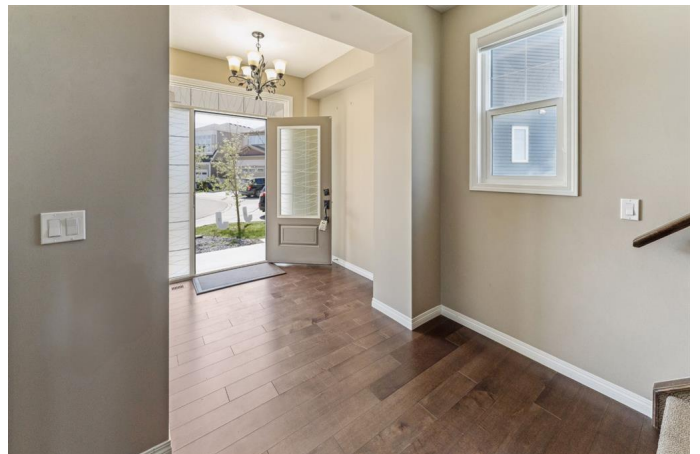
Residential on 0.15 Acres

Cityscape, Calgary, Alberta

Open House May 17 & 18 from 12:00pm to 4:00pm. Backing onto a Nature Reserve | Panoramic Views | Walk-Out Basement Suite (Illegal) | Designer Upgrades | Main Floor Office | Gourmet Kitchen | Quartz Countertops | Full-Height Cabinets | Upstairs Family Room | Dual Closets in Primary | Jack & Jill Bathroom | Upstairs Laundry | Separate Basement Entry & Laundry | Expansive Outdoor Living | Deck | Patio | Balcony | Oversized Backyard | Direct Access to Walking Trails | Double Attached Garage | Extra-Wide Driveway | Quiet Cul-de-Sac

Welcome to 34 Cityscape Bay NE—a beautifully upgraded home offering over 3,600 SqFt of total living space including a fully developed (illegal) walk-out basement suite. Backing directly onto the peaceful Cityscape Environmental Reserve, this home offers breathtaking unobstructed views and the privacy of no rear neighbours.

Step inside to a bright and airy foyer, where soaring ceilings and rich hardwood floors set a sophisticated tone. The main level features a private office, perfect for remote work, along with a 2pc powder room and mudroom off the garage entry. The open-concept layout blends the spacious living room, dining area, and chef-inspired kitchen—complete with quartz counters, a massive island, stainless steel built-ins, a stylish backsplash, and a walk-in pantry.



The large windows throughout the main level fill the space with natural light and frame views of the reserve. Enjoy seamless indoor/outdoor living with direct access to a full-width balcony overlooking the expansive backyard. The cozy living area centers around a stunning gas fireplace with a floor-to-ceiling stone surround.

Upstairs, you'll find three generous bedrooms, a full Jack & Jill bathroom connecting bedrooms 2 & 3, a spacious bonus/family room, and ultra-convenient upper-level laundry. The luxurious primary room includes His & Hers walk-in closets and a spa-like ensuite with a soaking tub, dual sinks, and a makeup vanity. French doors off the bonus room lead to a charming front balcony—perfect for relaxing on summer evenings.

The walk-out basement suite (illegal) offers a modern open-plan kitchen/living area, two large rooms with closets, a sleek 3pc bath, and separate laundry and entrance—ideal for extended family or rental potential.

Enjoy endless outdoor fun in the massive backyard with direct access to trails and green space. Located on a quiet cul-de-sac, with a double attached garage and wide driveway, this home truly has it all.

Don't miss this rare gem—book your showing today!

Built in 2017

### **Essential Information**

MLS® #	A2221199
Price	\$879,900
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,695
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	34 Cityscape Bay Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 0X1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	5
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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