

# \$869,900 - 34 Cityscape Bay Ne, Calgary

MLS® #A2230182

**\$869,900**

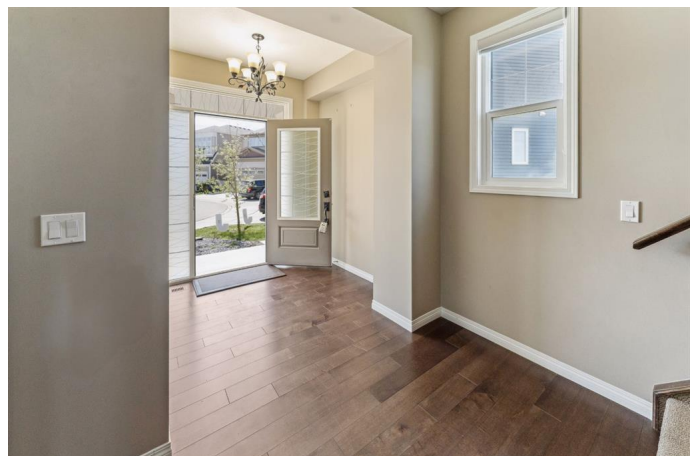
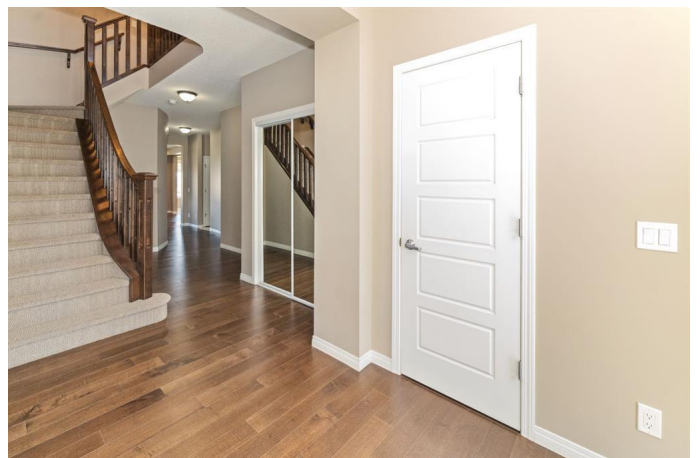
4 Bedroom, 4.00 Bathroom, 2,695 sqft

Residential on 0.15 Acres

Cityscape, Calgary, Alberta

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, youâ€™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 balconyâ€”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 entranceâ€”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 gemâ€”book your showing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230182    |
| Price          | \$869,900   |
| 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 | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                                           |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, 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, BBQ gas line, Private Entrance                                                        |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gazebo, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Concrete, Vinyl Siding                                                                         |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 2               |
| Zoning         | DC              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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