



THE
A-TEAM

**RE/MAX
FIRST**

51 CITYLINE Grove, Calgary T3N 2N7

MLS®#: **A2133955** Area: **Cityscape** Listing Date: **05/24/24** List Price: **\$829,990**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,750**
 Low Sqft:
 Ttl Sqft: **2,750**

DOM

32
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Interior Lot,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`4" x 15`11"	Dining Room	Main	8`8" x 11`9"
Kitchen	Main	12`8" x 18`2"	Den	Main	9`6" x 13`10"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	15`11" x 16`1"
Bedroom	Upper	11`1" x 10`4"	Bedroom	Upper	11`1" x 11`9"
Bedroom	Upper	10`3" x 12`8"	Loft	Upper	14`8" x 17`10"
Laundry	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-G

TBV

Remarks

Pub Rmks: **The Cline CL offers 2,750 sq. ft in the Cityscape community in Calgary, starting at \$829,990. This 2-car garage single family home has designer picked upgrades included such as Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, Railing, 8' doors on the main floor, 8lb carpet underlay, knockdown ceiling and more! Exclusive Architect's Choice Options such as dual primary bedroom and a 3pc Basement Plumbing Rough-In in the basement. Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, 3 and 4 you will find the main bath and laundry for ultra-convenient living. Enjoy access to amenities including planned schools, an environmental reserve, and commercial complex, sure to complement your lifestyle!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Crown**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

