



THE
A-TEAM

**RE/MAX
FIRST**

27 CITYLINE Heath, Calgary T3N2N5

MLS®#: **A2166766**

Area: **Cityscape**

Listing Date: **09/20/24**

List Price: **\$699,999**

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: **3,009 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Driveway**

DOM

38
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Playground**

Construction: **Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`11" x 7`8"
Mud Room	Main	9`7" x 3`4"
Dining Room	Main	8`6" x 12`10"
Pantry	Main	5`9" x 3`4"
Laundry	Second	3`3" x 2`11"
Bedroom	Second	8`11" x 9`9"
Bedroom - Primary	Second	12`7" x 11`5"

Room	Level	Dimensions
2pc Bathroom	Main	2`8" x 6`6"
Living Room	Main	12`0" x 12`9"
Kitchen	Main	12`10" x 8`1"
Bonus Room	Second	10`1" x 13`1"
Bedroom	Second	8`11" x 8`7"
5pc Bathroom	Second	7`11" x 11`3"
Walk-In Closet	Second	6`2" x 4`11"

4pc Ensuite bath
Flex Space

Second
Basement

6`6" x 10`10"
18`5" x 15`1"

Furnace/Utility Room

Basement

8`9" x 15`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410415

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE - October 6, 2024 1pm-4pm- Welcome to this beautiful 3-bedroom, 2.5-bath front garage home! Located in the desirable Community of Cityscape, this brand new residence offers modern living with convenient access to grocery stores, a bus stop, and the airport, just a 10-minute drive away. The upgraded Cypress model features 11-foot ceilings and a bright open-concept layout, perfect for entertaining. Enjoy a spacious kitchen with top-of-the-line appliances, and each washroom is outfitted with premium cabinets, counters, and a double vanity for added convenience. The primary suite includes a walk-in closet and ensuite, along with a bonus room for extra living space. The unfinished basement has a separate entrance, providing the option for a legal suite, and the backyard offers a great outdoor area. Don't miss the opportunity to be the first owner of this stunning home!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









