



THE
A-TEAM

**RE/MAX
FIRST**

103 CITYLINE Heath, Calgary T3N 1B4

MLS®#: **A2180769**

Area: **Cityscape**

Listing Date: **11/22/24**

List Price: **\$839,999**

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: **3,740 sqft**
Lot Shape:

Access:

Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,247**

Low Sqft:

Ttl Sqft: **2,247**

DOM

29

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Concrete, Wood Frame

Flooring:

Carpet, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`0" x 7`5"	Den	Main	10`1" x 8`9"
Dining Room	Main	11`5" x 10`9"	Foyer	Main	5`9" x 8`5"
Kitchen	Main	12`11" x 11`2"	Living Room	Main	16`8" x 16`4"
Mud Room	Main	6`9" x 9`0"	4pc Bathroom	Upper	11`2" x 4`11"
5pc Ensuite bath	Upper	14`4" x 9`0"	Bedroom	Upper	12`1" x 10`6"
Bedroom	Upper	11`3" x 10`6"	Family Room	Upper	14`9" x 11`6"
Laundry	Upper	6`5" x 10`6"	Bedroom - Primary	Upper	20`6" x 13`11"

Walk-In Closet

Upper

6`10" x 7`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0

Zoning:

R-G

Remarks

Pub Rmks: ***Brand New Home | 2247 SqFt | Stainless Steel Appliances | Sleek Countertops | Pantry | Large Windows | Open Concept Layout | 5-Piece Ensuite | Upper-Level Family Room | Upper-Level Laundry | Landscaped Backyard | Attached Garage* Welcome to a home where style meets comfort in the heart of Calgary's vibrant Cityscape community. Offering thoughtfully designed living space, this home features *3 bedrooms* and *2.5 baths*, creating an ideal sanctuary for families or professionals. The bright and airy main floor greets you with its open-concept design, enhanced by large windows that invite natural light. The kitchen is the heart of the home, boasting stainless steel appliances, sleek countertops, a spacious pantry, and plenty of storage. The cozy living area and dining space seamlessly connect, making it perfect for hosting or unwinding. A versatile office/den adds flexibility to the layout. Upstairs, the family room offers a cozy space to gather, while the *primary suite* provides a private retreat with a luxurious *5-piece ensuite* and walk-in closet. Two additional bedrooms and a conveniently located laundry room complete the upper level with functionality in mind. This home is ideally located near *Sky Pointe Market, parks, and playgrounds, with access to excellent schools. Easy connectivity to **Stoney Trail NE* and *Metis Trail* ensures smooth commutes. A move-in-ready home that's truly warm, welcoming, and waiting for you. Get in touch with us or your favourite realtor right now to arrange a private showing of this amazing home!**

Inclusions:

Property Listed By:

N/A

PREP Realty

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











