



THE
A-TEAM

**RE/MAX
FIRST**

113 CITYLINE Square, Calgary T3N 2H5

MLS®#: **A2182865**

Area: **Cityscape**

Listing Date: **12/09/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 27-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,110 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Rectangular Lot**

Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front**

DOM

44

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`10"
Dining Room	Main	13`1" x 10`8"
Living Room	Main	15`6" x 15`3"
4pc Bathroom	Upper	9`9" x 8`7"
Bedroom	Upper	11`1" x 9`3"
Bedroom	Upper	9`1" x 14`4"
Laundry	Upper	9`3" x 6`3"

Room	Level	Dimensions
Den	Main	7`1" x 7`6"
Kitchen	Main	13`1" x 10`6"
Pantry	Main	7`3" x 0`0"
4pc Ensuite bath	Upper	7`10" x 7`10"
Bedroom	Upper	9`1" x 14`4"
Family Room	Upper	15`11" x 14`10"
Bedroom - Primary	Upper	13`5" x 12`6"

3pc Bathroom
Bedroom
Kitchen

Basement
Basement
Basement

8`0" x 4`11"
9`8" x 12`10"
7`6" x 14`8"

Bedroom
Hall
Furnace/Utility Room

Basement
Basement
Basement

8`9" x 10`9"
6`6" x 24`7"
19`1" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310537

Remarks

Pub Rmks: **Welcome to this beautiful, built, 2,250+ square foot, two-story home located on a quiet street in the highly sought-after neighborhood of Cityscape. This house offers 6 bedrooms and 3+1 bathrooms PLUS living room, bonus room, kitchen and dining area. House also comes with EXTERIOR SIDE ENTRY to a finished legal suite basement, perfect for rental income. This open living plan features a modern fireplace with a natural wood shelf and is showcased by the high ceilings and complimentary to the wood capped, white wooden railing headed up to the bonus room. The gourmet kitchen is styled in classic dark shades of grey and brown complete with stainless steel appliances (gas stove, french door fridge, dishwasher) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious ensuite bathroom and custom tile shower, encased in glass and dual vanities. The remaining 3 bedrooms are generously sized and share a well-appointed 4pc bathroom. The laundry and a bonus room are also conveniently located upstairs. Don't stop here, step down to beautifully designed legal suite basement with two bedrooms, kitchen, dining area, living area and 3pc bathroom. Basement comes with separate laundry. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a private viewing today!**

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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











