



THE
A-TEAM

**RE/MAX
FIRST**

11 CITYLINE MANOR NE , Calgary T3N 2N6

MLS®#: **A2184008**

Area: **Cityscape**

Listing Date: **12/20/24**

List Price: **\$714,900**

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: **3,078 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,927**

Low Sqft:

Ttl Sqft: **1,927**

DOM

1

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**

Park Feat:

Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,On Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer

Int Feat:

No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|--------------|------------------------|-------------------------|--------------|----------------------|
| 2pc Bathroom | Main | 2`9" x 7`3" | Dining Room | Main | 8`10" x 17`4" |
| Foyer | Main | 7`11" x 5`6" | Kitchen | Main | 8`0" x 17`4" |
| Living Room | Main | 12`0" x 14`6" | Mud Room | Main | 11`8" x 5`11" |
| 4pc Bathroom | Upper | 5`5" x 10`8" | 4pc Ensuite bath | Upper | 15`6" x 5`7" |
| Bedroom | Upper | 9`5" x 14`0" | Bedroom | Upper | 9`5" x 12`5" |
| Family Room | Upper | 13`10" x 10`0" | Laundry | Upper | 5`4" x 8`7" |
| Bedroom - Primary | Upper | 12`11" x 14`11" | Walk-In Closet | Upper | 5`9" x 7`7" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410415

Remarks

Pub Rmks: **Brand New Property in the Vibrant Community of Cityscape NE, Calgary. If you're looking for a home that offers both style and functionality in one of Calgary's fastest-growing communities, this brand-new property in Cityscape NE could be your perfect match. With its incredible location, thoughtfully designed interiors, and a range of premium upgrades, this house is ideal for families, professionals, or investors seeking a modern and comfortable living space. Cityscape NE is one of Calgary's most sought-after neighborhoods, known for its community-oriented vibe, excellent amenities, and convenient access to major city attractions. Situated just minutes from major highways like Stoney Trail and Metis Trail, the location offers effortless connectivity to the rest of Calgary. Whether you're commuting to downtown, visiting nearby shopping centers, or traveling to the airport, Cityscape provides the convenience of proximity while maintaining a peaceful suburban ambiance. The neighborhood boasts scenic parks, walking paths, and green spaces, making it perfect for outdoor enthusiasts. It is also close to schools, daycare centers, recreational facilities, and public transportation, making it ideal for families. This stunning property offers 3 bedrooms, 2.5 bathrooms, and a generous living space, thoughtfully designed to cater to modern living. The home exudes contemporary charm with a focus on functionality and aesthetic appeal. The main floor features a spacious open-concept living area, perfect for entertaining guests or spending quality time with family. The electric fireplace adds a cozy touch, creating an inviting ambiance during Calgary's colder months. Large windows flood the home with natural light, enhancing its bright and airy feel. Upstairs, the bonus room offers additional space to customize to your needs. Whether you envision it as a home office, kids' playroom, or media lounge, the possibilities are endless. The kitchen is undoubtedly the heart of this home, and it has been designed with both style and functionality in mind. Featuring an extended countertop, the kitchen offers ample workspace for meal preparation and casual dining. This property has been built with attention to detail, incorporating numerous upgrades that set it apart from others on the market. These upgrades not only enhance the home's functionality but also add value and style. Step outside and enjoy the outdoors on your very own wooden deck. It's the perfect spot for summer barbecues, relaxing with a book, or hosting gatherings with friends and family. Adding warmth and style to the main living area, the electric fireplace creates a cozy ambiance, especially during Calgary's chilly winters. The home offers three well-sized bedrooms, each designed for comfort and functionality. Don't miss the chance to make this stunning home in Cityscape NE yours today!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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









