



THE
A-TEAM

**RE/MAX
FIRST**

27 CITYLINE Heath, Calgary T3N2N5

MLS®#: **A2184030**

Area: **Cityscape**

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

List Price: **\$700,000**

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: **3,008 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,597**

Low Sqft:

Ttl Sqft: **1,597**

DOM

43

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: **Central,High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground,Private Yard**

Construction: **Vinyl Siding**
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,Quartz Counters,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	12`10" x 8`1"
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	6`6" x 2`8"
Living Room	Main	12`0" x 12`9"
Kitchen	Main	12`10" x 8`1"
Bonus Room	Second	13`1" x 10`1"
Bedroom	Second	8`11" x 8`7"
5pc Bathroom	Second	11`3" x 7`11"
Walk-In Closet	Second	6`2" x 4`11"

4pc Ensuite bath

Second

10`10" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410415

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this beautiful 1,597 sq. ft. home located in the desirable community of Cityscape. This thoughtfully designed property features a spacious main floor with a large living room, perfect for relaxing or entertaining. The gourmet kitchen, equipped with stainless steel appliances, is a chef's dream. Upstairs, you'll find 3 generous bedrooms, including a luxurious master suite with a 4-piece ensuite and walk-in closet. A stunning 5-piece main bathroom, a convenient laundry room, and a versatile bonus room for guests or a home office complete the upper level. The home also includes a front double garage and an undeveloped basement with a separate side entrance, providing endless possibilities to create your ideal space. This home combines comfort, style, and potential—don't miss your chance to call it yours!**

Inclusions: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Property Listed By: **CIR Realty**

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





