



THE
A-TEAM

**RE/MAX
FIRST**

44 CITYLINE Heath, Calgary T3N 1B4

MLS®#: **A2184424**

Area: **Cityscape**

Listing Date: **01/03/25**

List Price: **\$896,000**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 07-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,810**
Low Sqft:
Ttl Sqft: **2,810**

DOM

50
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`11" x 6`3"	Den	Main	11`11" x 9`6"
Covered Porch	Main	16`5" x 6`3"	2pc Bathroom	Main	8`9" x 2`11"
Kitchen	Main	16`1" x 11`9"	Dining Room	Main	14`8" x 9`5"
Living Room	Main	15`6" x 15`11"	Mud Room	Main	9`4" x 7`3"
Pantry	Main	2`11" x 1`11"	Spice Kitchen	Main	11`0" x 6`0"
Bedroom	Upper	11`9" x 11`1"	Walk-In Closet	Upper	7`7" x 4`5"
4pc Bathroom	Upper	7`8" x 10`10"	Bedroom	Upper	10`4" x 11`1"

Walk-In Closet
Bedroom
Laundry
Walk-In Closet

Upper
Upper
Upper
Upper

7`7" x 4`1"
12`8" x 10`3"
7`10" x 7`5"
7`11" x 7`0"

Bonus Room
Walk-In Closet
Bedroom - Primary
5pc Ensuite bath

Upper
Upper
Upper
Upper

18`0" x 14`7"
6`4" x 4`5"
16`1" x 13`8"
11`0" x 8`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410415

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE Sun, Feb 23 from 2-4PM*****Discover this new community offering estate homes, including this exceptional property backing onto a pond. This brand-new, never-lived-in home boasts over 2,800 sq. ft. of functional floor plan. The main level features an open-concept connecting the living room, kitchen, and dining nook. The gourmet kitchen is a chef's dream, with white cabinets, a contrasting island with a convenient eating bar, quartz countertops, and upgraded stainless steel appliances, including an oversized fridge, built-in oven, built-in microwave, and a gas cooktop range. Additional highlights include soaring ceilings and a fully equipped spice kitchen with extra cabinetry, a second stove, and a sink. Vinyl plank flooring runs throughout the main floor for a sleek look. The great room offers sliding patio doors leading to a backyard with pond views. A private office is positioned off the spacious foyer. A half-bath and a mudroom with custom hooks and a bench connect to the double attached garage, adding practicality to the layout. Upstairs, the open staircase leads to a generously sized bonus room and four large bedrooms. The master bedroom includes a walk-in closet and a luxurious 5-piece ensuite. The three additional bedrooms feature ample closet space. There is another 4-piece bathroom upstairs. High-end finishes such as upgraded tile, lighting, and countertops elevate the home's interior. The exterior is equally impressive, with a covered front deck and excellent curb appeal. Landscaping details include loom and front sod, scheduled for completion as weather allows. Radon gas testing has been completed, and equipment is installed for added peace of mind. Parging will also be finalized in June. Basement is undeveloped and ready for your creativity. This turnkey property is conveniently located near Country Hills Mall, Superstore, and a variety of amenities, offering quick access to major routes. With over \$80,000 in upgrades, this is a must-see home ready for you to move in and enjoy!**

Inclusions:
Property Listed By:

N/A
Diamond Realty & Associates LTD.

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











