



THE
A-TEAM

**RE/MAX
FIRST**

25 CITYLINE Mount, Calgary T3N 2N7

MLS® #: **A2200196**

Area: **Cityscape**

Listing Date: **03/07/25**

List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,009 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,963**

Low Sqft:

Ttl Sqft: **1,963**

DOM

7

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard, Rectangular Lot, Street Lighting

Concrete Driveway, Double Garage Attached, Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Geothermal, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Chandelier, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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Title: Fee Simple	Zoning: R-G
Legal Desc: 2410415	

Remarks

Pub Rmks:

Welcome to your FULLY UPGRADED dream home in Cityscape NE! This BRAND-NEW, EAST-FACING property sits on a SPACIOUS CONVENTIONAL LOT (1.2M Space on both side of House), offering 1,963 SqFt of above-ground living space, a double attached garage, and a 1-bedroom legal suite with a separate entrance—perfect for rental or extended family. Designed for modern living, the OPEN-CONCEPT MAIN FLOOR is bright and inviting, with LARGE WINDOWS that flood the space with NATURAL LIGHT. The CONTEMPORARY KITCHEN IS THE HEART OF THE HOME, featuring full-height cabinets, quartz countertops, an extended island, a GAS STOVE, CHIMNEY HOOD FAN, built-in microwave, and a sleek Blanco black sink and faucet. Packed with PREMIUM UPGRADES, this home boasts 9' Ceilings, LUXURY LOW-MAINTENANCE LVP FLOORING ON ALL LEVELS (EXCEPT STAIRS), DESIGNER BLINDS, UPGRADED POT AND PENDANT LIGHTING & HIGH-END SS APPLIANCES, BBQ Gas Line. Upstairs, you'll find three spacious bedrooms, including a LUXURIOUS MASTER SUITE (DUAL VANITIES & RAISED COUNTER HEIGHT) with a 5-piece ensuite and walk-in closet. A versatile bonus room, large laundry room with built-in shelving, and a 4-piece common bath add to the home's functionality. Step outside to your WEST-FACING BACKYARD, perfect for summer barbecues or relaxing evenings. The DOUBLE ATTACHED GARAGE offers winter protection, with extra parking available on the cement driveway. The fully finished BASEMENT LEGAL SUITE with 2 EGRESS WINDOWS comes with a SEPARATE ENTRANCE, bedroom, full kitchen, laundry, Additional Storage in Utility room (2 FURNACES, TANKLESS HOT WATER TANK) and 4pc bath, making it an excellent rental space. Located perfectly on QUIET Street while facing to Open community lane in one of Calgary's fastest-growing communities, this home offers easy access to parks, schools, shopping, Stoney & Metis Trail, downtown, and the airport. The Home comes with BUILDER & ALBERTA NEW HOME WARRRANTY. 3D/Virtual Tour Link is on Listing. Incredible Value...Won't Last long. Don't miss it now—schedule your viewing today!

Inclusions:

N/A

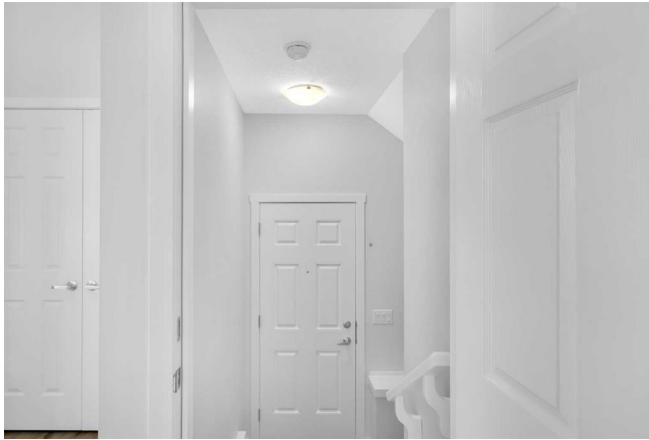
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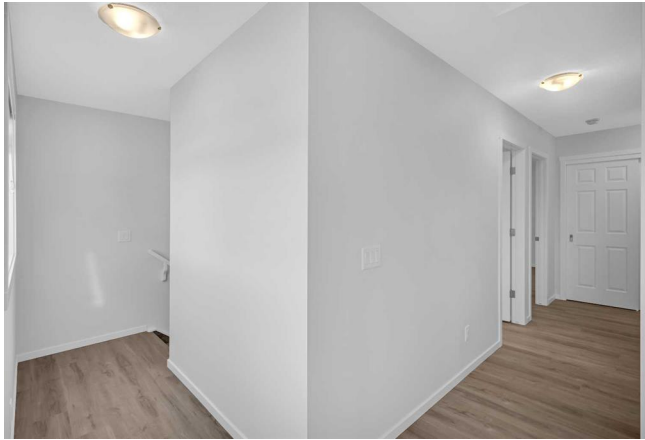
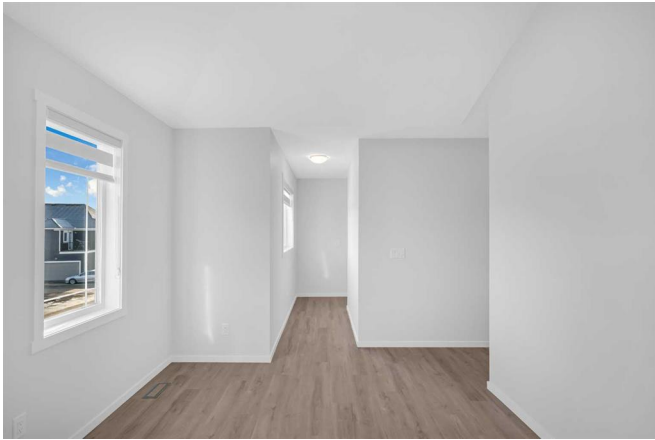
RE/MAX Real Estate (Mountain View)

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

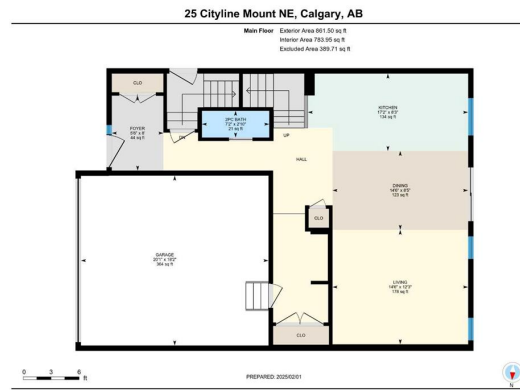
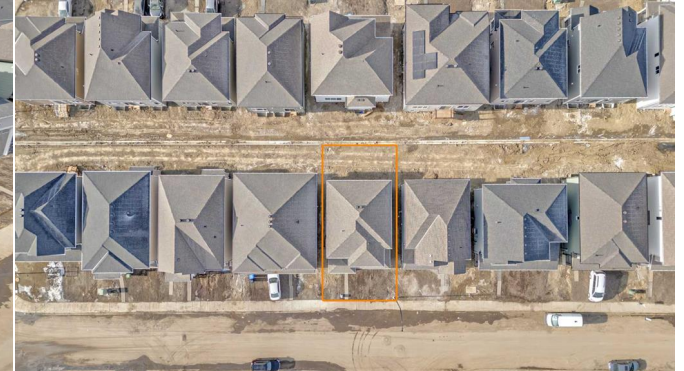




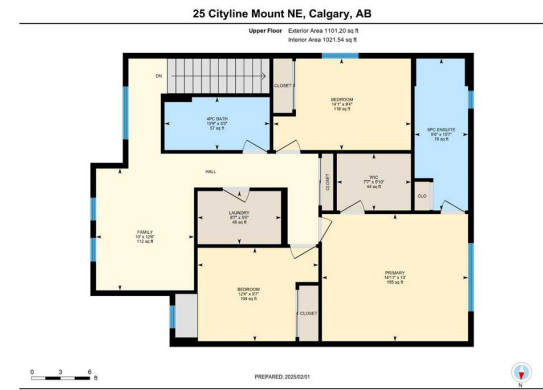








White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade)	Exterior Area 762.49 sq ft Interior Area 685.99 sq ft
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