



# GRASSROOTS

REALTY GROUP

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43 Cityline Manor NE  
Calgary, Alberta

MLS # A2290963



## \$799,990

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Cityscape                                       |               |                  |
| <b>Type:</b>     | Residential/House                               |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,827 sq.ft.                                    | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                          |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Level, Rectangular Lot |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |                   |     |

**Inclusions:** Builders Appliance Package

The Cline's main floor is organized around an L-shaped kitchen with full-height cabinetry, stainless-steel chimney hood fan and an oversized island that acts as the central hub of your open-concept main floor with an inviting living room with electric insert fireplace. The additional prep kitchen is perfect for extra cooking space and storage. The main floor features luxury vinyl plank flooring and upgraded 8' doors throughout. Keep home-life organized with the help of your kitchen pantry, powder room and a handy mudroom that provides access to your garage. Step away into your separate den for quiet study or relaxation. Upstairs, enjoy the freedom of space with a bright loft and the privacy of 2 primary bedrooms with an ensuite and walk-in closet. 2 more generously sized bedrooms are arranged on the corners of the home with no shared walls between bedrooms for ultimate privacy. A central main bath and laundry area brings this brilliantly functional home together. The basement foundation has been upgraded to 9' feet for any future basement development plans to increase your overall living space.