



**GRASSROOTS**

REALTY GROUP

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**56 Cityline Manor NE  
Calgary, Alberta**

**MLS # A2291166**



**\$699,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,226 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>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<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>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Builders Appliance Package

The Maclaren opens into a welcoming foyer and front den before transitioning into a spacious main living area. The main floor is finished with upgraded 8' doors and luxury vinyl plank flooring throughout . The kitchen wows with a wealth of full-height cabinets, stainless steel chimney hood fan and an oversized quartz island and breakfast bar that connects seamlessly to the dining and great room with fireplace. A pantry, powder room, and mudroom enhance daily functionality. Upstairs, the primary bedroom is a true sanctuary and includes a walk-in closet and private ensuite with dual sinks and glass shower enclosure, offering comfort and privacy. The upstairs laundry room and main bathroom are centrally located. 3 additional sizable bedrooms give everyone in the family a place to call their own. A separate side entrance and 9' foundation have been added for the benefit of any future basement development plans. A sunshine basement is an added bonus of natural light! Hurry and book your showing today!