



**GRASSROOTS**

REALTY GROUP

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**93 Cityline Square NE  
Calgary, Alberta**

**MLS # A2307549**



**\$695,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,304 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Side By Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings/ Garage Door Opener

Wake up to sunlight in your private, east-facing retreat, no front neighbors, just peace and quiet from the moment you step outside. Designed for modern and multi-generational living, this home offers two spacious primary suites with ensuites, a main floor office, and a chef-inspired kitchen with a large pantry and dedicated hood fan. A separate side entrance to the unfinished basement provides endless future potential—perfect for a legal or illegal suite, gym, or entertainment space. With central A/C, 200-amp service, and EV charger-ready conduit, comfort and future-proofing are built in. Located minutes from shopping, schools, and just 14 minutes to YYC Airport, this home blends convenience, flexibility, and lifestyle in one exceptional package.