



GRASSROOTS

REALTY GROUP

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**41 Cityline Heath NE
Calgary, Alberta**

MLS # A2324322



\$829,000

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,479 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher and stacked washer and dryer in the basement suite

Modern design, thoughtful upgrades and exceptional versatility come together in this meticulously maintained, like-new home set on a desirable corner lot in Cityscape. Offering 4 bedrooms above grade, a legal 2 bedroom basement suite and 4 full bathrooms in total, this home is perfectly suited for large families, multi-generational living or buyers seeking additional rental income. Relax on the welcoming front porch before stepping inside where luxury vinyl plank flooring, knockdown ceilings, all flat LED lighting and an open-concept layout create a bright, contemporary atmosphere. Gather in the inviting living room where extra windows fill the space with natural light while a custom feature wall adds style and character. Meals become a pleasure in the beautifully appointed kitchen featuring stone countertops, crisp white cabinetry, stainless steel appliances, a gas cooktop, wall oven, built-in microwave, upgraded backsplash, updated faucets and a large centre island with breakfast bar seating for casual conversations and entertaining. Designer lighting enhances the dining area while an oversized window overlooks the yard. Flexibility continues with a main floor bedroom beside a full bathroom with a standing shower, making it ideal for guests, a home office or family members requiring single-level living. Sunlight pours into the expansive upper bonus room, creating an ideal setting for movie nights, games or quiet evenings together. Unwind in the spacious primary retreat where extra windows, a walk-in closet and a stylish 5-piece ensuite with a large dual sink vanity add everyday comfort. Both additional upstairs bedrooms each enjoy their own walk-in closet while another full bathroom and convenient upper laundry simplify busy family routines. Privacy and independence define the legal basement suite thanks to its separate side entrance, separate laundry and matching upgraded

finishes found throughout the home. Everyday living feels just as comfortable with luxury vinyl plank flooring, an open layout, a spacious living area, a beautiful kitchen featuring stone countertops, stainless steel appliances and a peninsula island with breakfast bar seating, 2 bedrooms with walk-in closets and a stylish 4-piece bathroom. Outside, the concrete patio is ready for summer barbecues and evening relaxation while the gas line makes outdoor cooking effortless. Completing the property is an insulated and drywalled double attached garage, dual high-efficiency furnaces and high-quality blinds already installed throughout. Life in Cityscape means enjoying scenic walking paths, nature trails and the impressive 115-acre environmental reserve while remaining just minutes from Stoney Trail, Deerfoot Trail, Calgary International Airport, CrossIron Mills, Costco and everyday amenities for an easy commute and connected lifestyle.