



GRASSROOTS
REALTY GROUP

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90 Cityline Common NE
Calgary, Alberta

MLS # A2349216



\$758,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Lawson offers an exceptional blend of space, functionality, and flexibility, making it ideal for growing families. The main floor features a welcoming foyer that opens into a bright, open-concept living area where the great room, dining space, and kitchen flow seamlessly together. The kitchen is designed to impress with full-height cabinetry, quartz countertops, an upgraded gas appliance package, and a large island that's perfect for everyday living and entertaining. A convenient mudroom, walk-through pantry, and main floor bedroom add versatility and convenience to the layout. Upstairs, the spacious primary bedroom provides a comfortable retreat with a walk-in closet and a beautifully appointed ensuite featuring dual sinks and a glass shower. Two additional bedrooms, a full bathroom, and a centrally located laundry room ensure functionality for the entire family. The 9' sunshine basement foundation with a separate side entrance offers outstanding potential for future development, while the pie-shaped lot provides additional outdoor space to enjoy. Situated in the vibrant community of Cityscape, residents will enjoy access to future schools, parks, walking paths, and everyday amenities that complement a connected lifestyle. *Photos & iguide are representative of the Lawson Model, 142 Carringwood Terrace built by Mattamy. Finishes and colour pallets may differ**