



GRASSROOTS
REALTY GROUP

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98 Cityline Grove NE
Calgary, Alberta

MLS # A2250269



\$730,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Sump Pump(s)		
Inclusions:	N/A		

The Whistler's front porch and foyer welcomes you into this comfortable family home. The large, open concept main floor is ideal for simple mornings around the breakfast bar, lively family meals in the dining room, and relaxing nights spent in front of the electric fireplace. With a walk-in prep kitchen/pantry and mudroom just off the garage, clutter always remains out of view. When it's time to get to work, the dedicated den is the ultimate space to focus. The spacious second floor, with four bedrooms and walk-in closets, gives each family member their own space. Discover a conveniently located laundry room and linen closet across the hall from a full bathroom. Relax in your generously sized primary bedroom, complete with a walk-in closet and an ensuite. A separate side entrance and 9' foundation has been added to your benefit for any future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! Estimated completion is November 2025. Photos are representative.