



**GRASSROOTS**  
REALTY GROUP

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**122 Cityline Grove NE**  
**Calgary, Alberta**

**MLS # A2264649**



**\$774,990**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,606 sq.ft.	<b>Age:</b>	2025 (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>	-
<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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Builder Appliance Package		

Luxury Meets Function in the Thoughtfully Designed Smythe CL — 2,606 Sq. Ft. of Refined Living in Cityscape Introducing The Smythe CL—a stunning 2,606 sq. ft. single-family residence nestled in the vibrant master-planned community of Cityscape, Calgary, starting at \$774,990. This home offers a perfect blend of contemporary elegance and exceptional comfort, designed to suit the needs of modern families seeking both style and space. From the moment you arrive, this 2-car garage home sets the tone with elevated finishes curated by professional designers. Step inside to find luxury vinyl plank flooring, a gourmet kitchen adorned with quartz countertops, upgraded cabinetry, sleek chimney-style hood fan, and pot lighting that creates a warm, ambient glow. The gas fireplace in the great room anchors the space with sophistication, while 8 lb carpet underlay and knockdown ceilings add a soft, high-end touch throughout. Tailored with exclusive Architect’s Choice Options, this home includes a side entry, spa-inspired Bath Oasis, and a 3-piece basement plumbing rough-in, offering incredible flexibility for future development or multi-generational living. Upstairs, retreat to your luxurious primary suite featuring a generous walk-in closet and a stunning ensuite bath designed for ultimate relaxation. Three additional bedrooms share easy access to a well-appointed main bath and convenient upper-floor laundry, ensuring comfort and ease for every member of the household. Set within the growing Cityscape community, residents will enjoy close proximity to future schools, a planned environmental reserve, and an upcoming commercial complex, making this an ideal location for those who value connectivity and lifestyle convenience. Experience the perfect harmony of luxury and livability—discover The Smythe CL today.

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