



**99 Cityline Point NE  
Calgary, Alberta**

**MLS # A2266536**



**\$849,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Cityscape  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,233 sq.ft.   | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached   |               |                  |
| <b>Lot Size:</b> | 0.14 Acre  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbors |               |                  |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Hot Water | <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>   | Mixed, Vinyl Siding                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this stunning 2024-built home in the sought-after community of Cityscape, Calgary! Offering nearly 3,038 sq ft of total living space, this property features a legal 2-bedroom basement suite, perfect for rental income or extended family living. Situated on a massive 44-ft wide(6280 sq ft) lot in a quiet cul-de-sac, this home backs onto beautiful green space&mdash;with no rear neighbors for added privacy. Enjoy a fenced and landscaped 6,280 sq ft lot, complete with a double-wide 8-ft wooden gate for easy vehicle access to the side and backyard. Inside, you&rsquo;ll find 3 spacious bedrooms upstairs, a large bonus room, and a main floor den with a big window&mdash;ideal for a home office, guest room, or play area. Designed with comfort and style in mind, the home boasts 9-ft ceilings on both the main and upper levels, allowing for plenty of natural light throughout. With thoughtful upgrades, modern finishes, and an exceptional layout, this home offers the perfect blend of functionality, luxury, and convenience. Don&rsquo;t miss your chance to own this exceptional property in one of Calgary&rsquo;s fastest-growing communities!