



GRASSROOTS
REALTY GROUP

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27 Cityline Manor NE
Calgary, Alberta

MLS # A2282113



\$848,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,903 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

The Armstrong is uniquely designed to reimagine livability with this split-level home. The versatile kitchen features a uniquely shaped flush quartz breakfast bar, perfect for enjoying morning coffee and includes full height cabinetry and a stainless-steel chimney hood fan. A spice kitchen is a convenient addition for additional cooking space. The main floor includes a separate den or dining space that can be repurposed as a home office and all the doors have been upgraded to 8'. Upstairs, escape to the privacy of a primary bedroom featuring a walk-in closet and an ensuite. Enjoy the convenience of ensuite laundry and a linen closet close to the bedrooms. In between the upper and main floor, the charming family room is ideal for a quiet night in with the family. A separate side entrance has been added to your benefit for any potential future basement development plans. Photos are representative.