



GRASSROOTS
REALTY GROUP

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56 Cityline Manor NE
Calgary, Alberta

MLS # A2291166



\$719,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

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

Inclusions: Builders Appliance Package

The Maclaren opens into a welcoming foyer and front den before transitioning into a spacious main living area. The main floor is finished with upgraded 8' doors and luxury vinyl plank flooring throughout. The kitchen wows with a wealth of full-height cabinets, stainless steel chimney hood fan and an oversized quartz island and breakfast bar that connects seamlessly to the dining and great room with fireplace. A pantry, powder room, and mudroom enhance daily functionality. Upstairs, the primary bedroom is a true sanctuary and includes a walk-in closet and private ensuite with dual sinks and glass shower enclosure, offering comfort and privacy. The upstairs laundry room and main bathroom are centrally located. 3 additional sizable bedrooms give everyone in the family a place to call their own. A separate side entrance and 9' foundation have been added for the benefit of any future basement development plans. Photos are representative of the Maclren Floor Plan built by Mattamy Homes. Photos are of 38 Cityside View. Finishes & Colors may differ