



64 Cityline Manor NE
Calgary, Alberta

MLS # A2294355



\$805,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,606 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, On Street		
Lot Size:	0.16 Acre		
Lot Feat:	No Back Lane, See Remarks, Street Lighting		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Call Seller Directly

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Click brochure link for more details. The Smythe brings about the true essence of home with a defined foyer that leads into an open great room with fireplace and a kitchen with a wealth of full height cabinetry centered around an oversized quartz island. The kitchen includes upgraded stainless steel appliances with a gas range, stainless steel chimney hood fan and a built-in microwave. The main floor has upgraded 8' doors and is finished with luxury vinyl plank flooring. A main floor bedroom has been added to provide a flexible space for family or guests. Upstairs, three bedrooms are thoughtfully arranged around a full bath, upstairs laundry and additional loft space. The practical primary bedroom features French doors, 2 walk-in closets, and a private ensuite with dual sinks for a calm and comfortable retreat. The 9' foundation and separate side door makes a future legal suite possible. This home is located on a quiet street on a large pie shaped lot. Mattamy includes 8 solar panels on all homes as a standard inclusion! *Renderings are representative - exterior colours may vary.