



GRASSROOTS
REALTY GROUP

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96 Cityline Point NE
Calgary, Alberta

MLS # A2143820



\$969,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,945 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

2023 BUILT NEW HOME | BACKS ONTO THE POND | WALKOUT LOT | 2944 SQFT | LOADED WITH UPGRADES | SPICE KITCHEN | Welcome to your NEW HOME! This immaculate home is one to impress, provided over 2900 + SqFt of Living Space, this home BACKS ONTO THE POND! As you enter the home you are presented with your LARGE FOYER, leading to the MASSIVE LIVING ROOM you have your own GAS FIREPLACE! The Kitchen features UPGRADED BUILT IN APPLIANCES, and a LARGE ISLAND! Further the SPICE KITCHEN complements the Main Floor. Heading to the second floor you are welcomed with the MASSIVE FAMILY ROOM ideal for entertaining guests! GLASS RAILING THROUGHOUT THE UPPER LEVEL! The 4 Bedrooms upstairs are large in size PERFECT FOR A LARGE FAMILY!!! The Primary Bedroom features a 5 PC Ensuite Bathroom with DOUBLE VANITIES! Another common 5 PC Bathroom on the upper level, with three good sized bedrooms! The WALKOUT BASEMENT is awaiting your touch! The basement can consist of up to 3 BEDROOMS LEGAL SUITE (Subject to City of Calgary Approval)! DON'T MISS OUT ON THIS OPPORTUNITY!