



**96 Cityline Point NE
Calgary, Alberta**

MLS # A2158366



\$939,900

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 Newly-Built Home | Scenic Pond Views | Walkout Lot | 2,944 SqFt | Premium Upgrades | Elegant Spice Kitchen Welcome to your new home, an exquisite newly-built residence from 2023, ideally situated on a coveted walkout lot with breathtaking views of a serene pond. This meticulously crafted home offers over 2,900 square feet of luxurious living space, blending modern sophistication with natural beauty. Upon entering, you are greeted by an impressive foyer that leads to a grand living area. Here, a cozy gas fireplace creates a warm and inviting ambiance, perfect for both relaxation and entertaining. The gourmet kitchen, a true centerpiece of the home, is outfitted with top-of-the-line built-in appliances, a sprawling island with seating, and sleek, contemporary finishes. Adjacent to the main kitchen, the elegantly designed spice kitchen provides additional prep space, enhancing functionality and style. The open-concept main floor is ideal for both everyday living and hosting gatherings, seamlessly connecting the kitchen, dining, and living areas. Upstairs, you’ll discover a spacious family room, ideal for entertaining guests or enjoying quality family time. Modern glass railings add a touch of elegance and create an open, airy atmosphere. The upper level features four generously sized bedrooms, each thoughtfully designed for comfort and privacy. The primary suite is a luxurious retreat, complete with a stunning 5-piece ensuite bathroom featuring double vanities, premium fixtures, and ample space for relaxation. The additional three bedrooms are well-appointed and share a beautifully designed 5-piece bathroom. The walkout basement offers incredible potential, with ample space to create up to three additional bedrooms and the possibility of a legal suite, subject to City of Calgary approval. This versatile space can be tailored to your needs, whether as a guest

suite, home office, or recreational area. Situated in a tranquil setting with spectacular pond views, this home offers a perfect blend of modern luxury and natural serenity. With its premium upgrades, thoughtful design, and exceptional location, this property is a true gem. Don't miss the opportunity to make this dream home yours—schedule your viewing today and experience unparalleled elegance and peaceful living.