



**GRASSROOTS**  
REALTY GROUP

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103 cityline Heath NE  
Calgary, Alberta

MLS # A2180769



**\$839,999**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,248 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

\*Brand New Home | 2247 SqFt | Stainless Steel Appliances | Sleek Countertops | Pantry | Large Windows | Open Concept Layout | 5-Piece Ensuite | Upper-Level Family Room | Upper-Level Laundry | Landscaped Backyard | Attached Garage\* Welcome to a home where style meets comfort in the heart of Calgary's vibrant Cityscape community. Offering thoughtfully designed living space, this home features \*3 bedrooms\* and \*2.5 baths\*, creating an ideal sanctuary for families or professionals. The bright and airy main floor greets you with its open-concept design, enhanced by large windows that invite natural light. The kitchen is the heart of the home, boasting stainless steel appliances, sleek countertops, a spacious pantry, and plenty of storage. The cozy living area and dining space seamlessly connect, making it perfect for hosting or unwinding. A versatile office/den adds flexibility to the layout. Upstairs, the family room offers a cozy space to gather, while the \*primary suite\* provides a private retreat with a luxurious \*5-piece ensuite\* and walk-in closet. Two additional bedrooms and a conveniently located laundry room complete the upper level with functionality in mind. This home is ideally located near \*Sky Pointe Market, parks, and playgrounds, with access to excellent schools. Easy connectivity to \*\*Stoney Trail NE\* and \*Metis Trail\* ensures smooth commutes. A move-in-ready home that's truly warm, welcoming, and waiting for you. Get in touch with us or your favourite realtor right now to arrange a private showing of this amazing home!