



**46 Cityline Mount NE**  
**Calgary, Alberta**

**MLS # A2181340**



**\$819,900**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,318 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Basement Appliances

**\*\*Legal 1-Bedroom Basement Suite \*\*** 2024 Brand New Home | Move-In Ready | 2,318 SqFt | Main Level Office | Expansive Open Floor Plan | Two Toned Kitchen | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Walk-in Pantry | Mudroom | Recessed Lighting | 4 Bedrooms Upstairs | Upper Level Family Room | Upper Level Laundry | Legal Basement Suite Separate Entry | Open Floor Plan | High Ceilings | Separate Laundry Area | Deck | Front Double Garage & Driveway. Welcome home! 46 Cityline Mount NE is a stunning brand new home boasting 2,318 SqFt throughout the main and upper levels with an additional 862 SqFt in the legal basement suite. The front door opens to a foyer with closet storage for clean organization. The main level open concept living space makes this the perfect home to entertain friends and family. The sparkling kitchen has dual toned full height cabinets, quartz countertops, stainless steel appliances, modern grey backsplash and a large centre island with barstool seating. The kitchen and walk-in pantry connect to the mud room off the interior garage door making a grocery drop easy! The dining and living rooms are bright with natural light as they're framed with East facing windows that overlook the deck and backyard. The deck is a great addition for outdoor dining and BBQing! The home office is a great multi-use room for whatever fits your family's needs. The main level is complete with a 2pc bath. Upstairs is finished with plush carpet flooring throughout the 4 bedrooms. The primary bedroom is a personal oasis with a walk-in closet and private 3pc ensuite bath. The ensuite is outfitted with an oversized vanity with plenty of cabinet storage and a walk-in shower. Bedrooms 2 & 3 both have walk-in closets! Bedroom 4 is a great size and has a dual door sliding closet. These share the main 4pc

bathroom with a tub/shower combo and private washing closet. The upper level family room is an added bonus to living space; relax and unwind with the family here for a cozy night in! The laundry room upstairs is every home owner's dream as its located near all the bedrooms. Downstairs, the LEGAL 1 bedroom basement suite has a separate side entry and boasts 862 SqFt. The open floor plan kitchen and rec room make both dining and living comfortable in this space. The kitchen is outfitted with two toned full height cabinets, stainless steel appliances and a kitchen peninsula with barstool seating. The high ceilings and egress windows on this level truly emphasize the space. The bedroom has a great size closet and the 3pc bathroom has a walk-in shower. The basement laundry area is ready for a stacked washer/dryer not to take away from any living space! This home has an incredible outdoor living space; a deck that leads down to the backyard ready to enjoy in the warm summer months. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book your showing today!