



**113 Cityline Square NE  
Calgary, Alberta**

**MLS # A2182865**



**\$839,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Subfloor, Vinyl Plank	<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>	-
<b>Features:</b>	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautiful, built, 2,250+ square foot, two-story home located on a quiet street in the highly sought-after neighborhood of Cityscape. This house offers 6 bedrooms and 3+1 bathrooms PLUS living room, bonus room, kitchen and dining area. House also comes with EXTERIOR SIDE ENTRY to a finished legal suite basement, perfect for rental income. This open living plan features a modern fireplace with a natural wood shelf and is showcased by the high ceilings and complimentary to the wood capped, white wooden railing headed up to the bonus room. The gourmet kitchen is styled in classic dark shades of grey and brown complete with stainless steel appliances (gas stove, french door fridge, dishwasher) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious ensuite bathroom and custom tile shower, encased in glass and dual vanities. The remaining 3 bedrooms are generously sized and share a well-appointed 4pc bathroom. The laundry and a bonus room are also conveniently located upstairs. Don't stop here, step down to beautifully designed legal suite basement with two bedrooms, kitchen, dining area, living area and 3pc bathroom. Basement comes with separate laundry. Don't miss out on this opportunity to own a brand new home with the ultimate floorplan in a fantastic location. Schedule a private viewing today!