



**GRASSROOTS**  
REALTY GROUP

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**91 cityline Heath NE**  
**Calgary, Alberta**

**MLS # A2196433**



**\$759,000**

<b>Division:</b>	Cityscape		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<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

**\*\*Legal Basement Suite with Separate Entry and Laundry\*\*** | Brand New Home | 1731 SqFt | Quartz Countertops | Stainless Steel Appliances | Pantry | Large Windows | Open Floor Plan | Upper Level Bonus Room | Upper Level Laundry | Front Attached Double Garage. Welcome to your stunning new home! 91 Cityline Heath NE is a gorgeous brand new home Never Lived In! boasting 1731 SqFt throughout the main and upper levels with an additional 632 Sqft in the legal basement suite. This home is complimented with top of the line finishes throughout; wide plank flooring, plush carpet, high ceilings, pot lighting and large vinyl windows. The open floor plan kitchen, dining and living rooms make this the perfect home to entertain friends. The kitchen is finished with quartz countertops, full height cabinets, stainless steel appliances, a corner pantry with wire shelving and a large centre island with barstool seating. Off the kitchen is the dining room. The living room is centred with a Linear fireplace with a tiled backsplash. The main level is completed with a 2pc bathroom. Upstairs holds 3 large bedrooms, 2 bathrooms, a bonus room and laundry. The primary bedroom is expansive with a walk-in closet and grand 5pc ensuite bathroom. The ensuite has tiled walk-in shower, double vanity . Bedrooms 2 & 3 are situated on the other side of the family room which compliments the primary bedroom's privacy. Bedrooms 2 & 3 are both a great size and share the main 4pc bathroom with a tub/shower combo. The upper level family room is an added bonus as its a great space to relax with your family in the evenings. Downstairs, the legal 1 bedroom basement suite is a great addition to this home! With a separate side entry, the basement is finished in an open floor plan, rec room, 4pc bathroom and laundry room. The kitchen is finished with tile flooring, stainless steel

appliances, quartz countertops and ample cabinet storage. The rec room makes it possible for both living and dining in this space. The basement bedroom is a great size, these are the 4pc bathroom with a tub./shower combo. The laundry is separate for basement. Outside is a great backyard to enjoy in the summer months! The front attached garage and driveway allow for 4 vehicles to be parked at any time and street parking is readily available too. Hurry and book your showing today!