



GRASSROOTS
REALTY GROUP

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52 Cityline Point NE
Calgary, Alberta

MLS # A2210047



\$714,900

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,921 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Corner Lot | Wrap Around Front Porch | Stunning Curb Appeal | Central Air | 1,921 SqFt | 3-Beds | 2.5-Baths | Open Floor Plan | Expansive Living Space | Sparkling Kitchen | Quartz Countertops | Stainless Steel Appliances | Kitchen Island | Barstool Seating | High Ceilings | Large Windows | Electric Fireplace | Upper Level Family Room | Upper Level Laundry | Sizeable Bedrooms | Wide Plank LVP & Plus Carpet Flooring | Unfinished Basement | Large Side Yard | Double Attached Garage | Driveway | Incredible Location! Welcome home to 52 Cityline Point NE; a stunning 2-storey family home boasting 1,921 SqFt throughout the main and upper levels. The open floor plan, large windows and high ceilings, the expansive living space of this home is truly complimented. The living space starts outside of your home with a wrap around front porch! The front door opens to a foyer with closet storage and views of the open concept living space. The living room is bright with natural light as its framed with large south facing windows. The space is both stylish and comfortable with an electric fireplace centred with a TV ready wall above. The living room blends into the dining area and kitchen. The dining room has plenty of space to fit a large dinner table and is paired with sliding glass doors that lead to your deep side yard making indoor/outdoor living easy! The kitchen is stunning with dust grey cabinets, sparkling quartz countertops, stainless steel appliances and a centre island. The island has barstool seating making it the perfect space to enjoy small meals and socialize while you cook. The main level is complete with a 2pc bath. Upstairs is finished with plush carpet flooring throughout the 3 grand bedrooms and the family room. The primary bedroom is a personal oasis with a deep walk-in closet and private 4pc ensuite. The ensuite has a walk-in shower and double vanity with a quartz

countertop and great storage below. Bedrooms 2 & 3 are also sizeable and share the 4pc bath with a tub/shower combo. The family room is an added bonus to your living space and is a great room to unwind in the evenings. The upper level laundry is every home owner's dream as its located near the bedrooms! Downstairs, the unfinished basement is a blank canvas allowing you to finish this space as your family sees fit. Keep your home cool with in the Calgary heat with central AC! Outside you have a great West facing side yard with plenty of space for a deck and to keep ample lawn! The double attached garage is on the East side of the home with a driveway as well. Being a corner lot, you have access to additional street parking at your home for when you host friends and family. Hurry and book a showing at this incredible home today!