

64 Cityline Manor NE
Calgary, Alberta

MLS # A2294355



\$805,990

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| Division: | Cityscape | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,606 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street, On Street | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | No Back Lane, See Remarks, Street Lighting | | |

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|--------------------|--------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Call Seller Directly

Click brochure link for more details. The Smythe brings about the true essence of home with a defined foyer that leads into an open great room with fireplace and a kitchen with a wealth of full height cabinetry centered around an oversized quartz island. The kitchen includes upgraded stainless steel appliances with a gas range, stainless steel chimney hood fan and a built-in microwave. The main floor has upgraded 8' doors and is finished with luxury vinyl plank flooring. A main floor bedroom has been added to provide a flexible space for family or guests. Upstairs, three bedrooms are thoughtfully arranged around a full bath, upstairs laundry and additional loft space. The practical primary bedroom features French doors, 2 walk-in closets, and a private ensuite with dual sinks for a calm and comfortable retreat. The 9' foundation and separate side door makes a future legal suite possible. This home is located on a quiet street on a large pie shaped lot. Mattamy includes 8 solar panels on all homes as a standard inclusion! *Renderings are representative - exterior colours may vary.