

\$896,000 - 44 Cityline Heath Ne, Calgary

MLS® #A2184424

\$896,000

4 Bedroom, 3.00 Bathroom, 2,810 sqft
Residential on 0.09 Acres

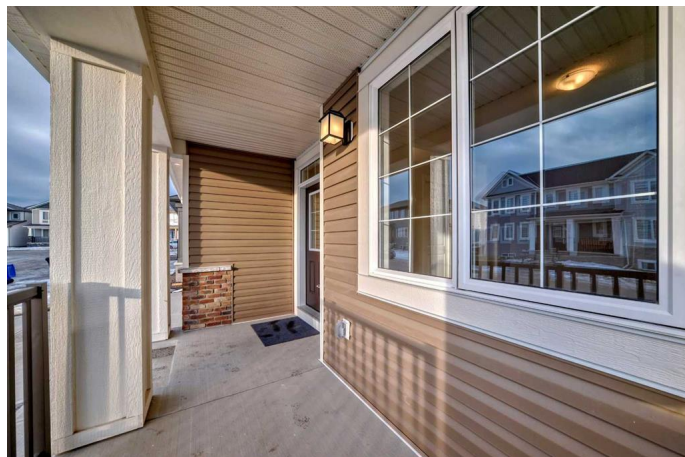
Cityscape, Calgary, Alberta

OPEN HOUSE SUNDAY, MAR 16 FROM
12:00-2:00pm****Discover this new community
offering estate homes, including this
exceptional property backing onto a pond. This
brand-new, never-lived-in home boasts over
2,800 sq. ft. of functional floor plan.

The main level features an open-concept
connecting the living room, kitchen, and dining
nook. The gourmet kitchen is a chef's dream,
with white cabinets, a contrasting island with a
convenient eating bar, quartz countertops, and
upgraded stainless steel appliances, including
an oversized fridge, built-in oven, built-in
microwave, and a gas cooktop range.
Additional highlights include soaring ceilings
and a fully equipped spice kitchen with extra
cabinetry, a second stove, and a sink. Vinyl
plank flooring runs throughout the main floor
for a sleek look.

The great room offers sliding patio doors
leading to a backyard with pond views. A
private office is positioned off the spacious
foyer. A half-bath and a mudroom with custom
hooks and a bench connect to the double
attached garage, adding practicality to the
layout.

Upstairs, the open staircase leads to a
generously sized bonus room and four large
bedrooms. The master bedroom includes a
walk-in closet and a luxurious 5-piece ensuite.
The three additional bedrooms feature ample



closet space. There is another 4-piece bathroom upstairs. High-end finishes such as upgraded tile, lighting, and countertops elevate the home's interior.

The exterior is equally impressive, with a covered front deck and excellent curb appeal. Landscaping details include loom and front sod, scheduled for completion as weather allows. Radon gas testing has been completed, and equipment is installed for added peace of mind. Parging will also be finalized in June.

Basement is undeveloped and ready for your creativity.

This turnkey property is conveniently located near Country Hills Mall, Superstore, and a variety of amenities, offering quick access to major routes. With over \$80,000 in upgrades, this is a must-see home ready for you to move in and enjoy!

Built in 2024

Essential Information

MLS® #	A2184424
Price	\$896,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,810
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Cityline Heath Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1B4

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, No Animal Home
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2025
Days on Market	69
Zoning	R-G

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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