

\$799,900 - 46 Cityline Mount Ne, Calgary

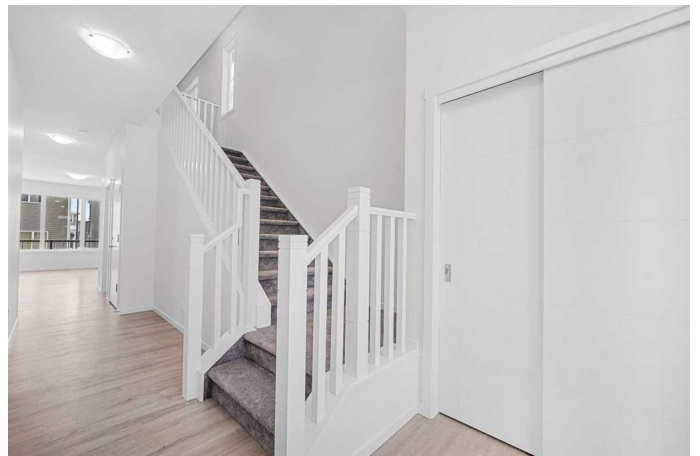
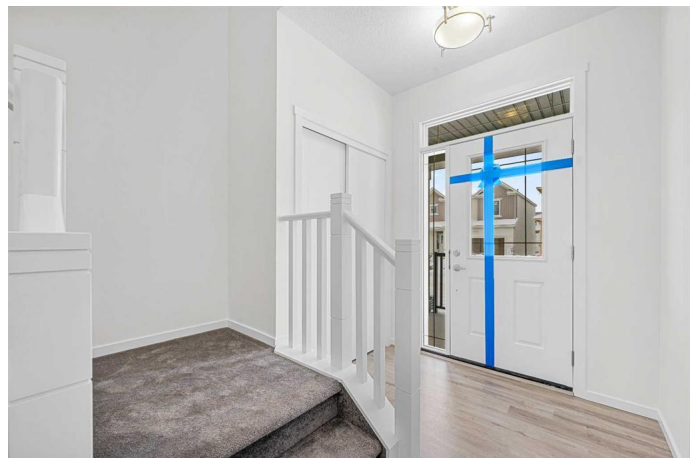
MLS® #A2193203

\$799,900

5 Bedroom, 4.00 Bathroom, 2,318 sqft
Residential on 0.07 Acres

Cityscape, Calgary, Alberta

****Legal 1-Bedroom Basement Suite ** 2024**
Brand New Home | Move-In Ready | 2,318 SqFt | Main Level Office | Expansive Open Floor Plan | Two Toned Kitchen | Quartz Countertops | Full Height Cabinets | Stainless Steel Appliances | Walk-in Pantry | Mudroom | Recessed Lighting | 4 Bedrooms Upstairs | Upper Level Family Room | Upper Level Laundry | Legal Basement Suite Separate Entry | Open Floor Plan | High Ceilings | Separate Laundry Area | Deck | Front Double Garage & Driveway. Welcome home! 46 Cityline Mount NE is a stunning brand new home boasting 2,318 SqFt throughout the main and upper levels with an additional 862 SqFt in the legal basement suite. The front door opens to a foyer with closet storage for clean organization. The main level open concept living space makes this the perfect home to entertain friends and family. The sparkling kitchen has dual toned full height cabinets, quartz countertops, stainless steel appliances, modern grey backsplash and a large centre island with barstool seating. The kitchen and walk-in pantry connect to the mud room off the interior garage door making a grocery drop easy! The dining and living rooms are bright with natural light as they're framed with East facing windows that overlook the deck and backyard. The deck is a great addition for outdoor dining and BBQing! The home office is a great multi-use room for whatever fits your family's needs. The main level is complete with a 2pc bath. Upstairs is



finished with plush carpet flooring throughout the 4 bedrooms. The primary bedroom is a personal oasis with a walk-in closet and private 3pc ensuite bath. The ensuite is outfitted with an oversized vanity with plenty of cabinet storage and a walk-in shower.

Bedrooms 2 & 3 both have walk-in closets!

Bedroom 4 is a great size and has a dual door sliding closet. These share the main 4pc bathroom with a tub/shower combo and private washing closet. The upper level family room is an added bonus to living space; relax and unwind with the family here for a cozy night in!

The laundry room upstairs is every home owner's dream as its located near all the bedrooms. Downstairs, the LEGAL 1 bedroom basement suite has a separate side entry and boasts 862 SqFt. The open floor plan kitchen and rec room make both dining and living comfortable in this space. The kitchen is outfitted with two toned full height cabinets, stainless steel appliances and a kitchen peninsula with barstool seating. The high ceilings and egress windows on this level truly emphasize the space. The bedroom has a great size closet and the 3pc bathroom has a walk-in shower. The basement laundry area is ready for a stacked washer/dryer not to take away from any living space! This home has an incredible outdoor living space; a deck that leads down to the backyard ready to enjoy in the warm summer months. The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book your showing today!

Built in 2024

Essential Information

MLS® #	A2193203
Price	\$799,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,318
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Cityline Mount Ne
Subdivision	Cityscape
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2N5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2025
Days on Market	33
Zoning	R-G

Listing Details

Listing Office	RE/MAX Crown
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