

# \$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 SATURDAY, MARCH 29  
FROM 2-4PM\*\*\*\*\*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	Kitchen Island, No Animal Home, No Smoking Home, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Range Hood
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	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	84
Zoning	R-G

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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