# \$769,899 - 25 Cityline Mount Ne, Calgary

MLS® #A2200196

#### \$769,899

4 Bedroom, 4.00 Bathroom, 1,963 sqft Residential on 0.07 Acres

Cityscape, Calgary, Alberta

Welcome to your FULLY UPGRADED dream home in Cityscape NE! This BRAND-NEW, EAST-FACING property sits on a SPACIOUS CONVENTIONAL LOT (1.2M Space on both side of House), offering 1,963 SqFt of above-ground living space, a double attached garage, and a 1-bedroom legal suite with a separate entranceâ€"perfect for rental or extended family. Designed for modern living, the OPEN-CONCEPT MAIN FLOOR is bright and inviting, with LARGE WINDOWS that flood the space with NATURAL LIGHT. The CONTEMPORARY KITCHEN IS THE HEART OF THE HOME, featuring full-height cabinets, quartz countertops, an extended island, a GAS STOVE, CHIMNEY HOOD FAN, built-in microwave, and a sleek Blanco black sink and faucet. Packed with PREMIUM UPGRADES, this home boasts 9' Ceilings, LUXURY LOW-MAINTENANCE LVP FLOORING ON ALL LEVELS (EXCEPT STAIRS), DESIGNER BLINDS, UPGRADED POT AND PENDANT LIGHTING & HIGH-END SS APPLIANCES, BBQ Gas Line. Upstairs, you'll find three spacious bedrooms, including a LUXURIOUS MASTER SUITE (DUAL VANITIES & RAISED COUNTER HEIGHT) with a 5-piece ensuite and walk-in closet. A versatile bonus room, large laundry room with built-in shelving, and a 4-piece common bath add to the home's functionality. Step outside to your WEST-FACING BACKYARD, perfect for summer barbecues or relaxing evenings. The DOUBLE ATTACHED GARAGE offers winter







protection, with extra parking available on the cement driveway. The fully finished **BASEMENT LEGAL SUITE with 2 EGRESS** WINDOWS comes with a SEPARATE ENTRANCE, bedroom, full kitchen, laundry, Additional Storage in Utility room (2 FURNACES, TANKLESS HOT WATER TANK) and 4pc bath, making it an excellent rental space. Located perfectly on QUIET Street while facing to Open community lane in one of Calgary's fastest-growing communities, this home offers easy access to parks, schools, shopping, Stoney & Metis Trail, downtown, and the airport. The Home comes with **BUILDER & ALBERTA NEW HOME** WARRRANTY. 3D/Virtual Tour Link is on Listing. Incredible Value...Won't Last long. Don't miss it nowâ€"schedule your viewing today!

Built in 2025

#### **Essential Information**

MLS® #	A2200196
Price	\$769,899
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,963
Acres	0.07
Year Built	2025
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	25 Cityline Mount Ne
Subdivision	Cityscape

City County Province Postal Code	Calgary Calgary Alberta T3N 2N7
Amenities	
Parking Spaces Parking # of Garages	4 Concrete Driveway, Double Garage Attached, Garage Faces Front 2
Interior	
Interior Features	Breakfast Bar, Chandelier, Crown Molding, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Geothermal
Cooling	Other
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade
Exterior	
Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

## **Additional Information**

Date Listed	March 7th, 2025
Days on Market	44
Zoning	R-G

## **Listing Details**

Construction Foundation

Listing Office RE/MAX Real Estate (Mountain View)

Vinyl Siding, Wood Frame

**Poured Concrete** 

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