

# 2,718 SQ FT WITH WALKOUT BASEMENT ON THE POND



## 76 Cityline Point N.E. Calgary Alberta

\$1,049,999

Welcome to this brand new house in the community of cityscape. The Walkout Ptarmigan backing onto a pond offers 2,718 sq. ft. This 2 Car Garage single family detached home has designer picked upgrades included such as Luxury Vinyl Plank Flooring, Quartz countertops in the Kitchen, upgraded cabinetry, pot lights in the kitchen, LVP in the wet areas, Stand-up shower with a glass shower door in the Ensuite, 8lb carpet underlay, knockdown ceiling, Gas Fireplace in the Great room and more! Exclusive Architect's Choice Options such as a side entrance and 3pc Basement Plumbing Rough-In in the basement, Upstairs your primary bedroom features a Walk-in closet and a stunning ensuite. Down the hall from bedrooms 2, 3, and 4 you will find the main bath and laundry for ultra-convenient living. Enjoy the pond views in the back yard with access to amenities including planned schools, an environmental reserve, and recreational facilities, sure to complement your lifestyle! You're just a 10 minute drive to Cross Iron Mills Shopping Mall or a 15 minute drive to the airport, Don't forget about the playgrounds, skatepark or winding down with a nice walk around the pond and green spaces. (id:6769)

Kitchen 15.92 Ft x 10.58 Ft  
Living room 16.92 Ft x 16.58 Ft  
Breakfast 15.92 Ft x 9.67 Ft  
Dining room 11.00 Ft x 8.92 Ft  
2pc Bathroom 7.75 Ft x 3.33 Ft  
Laundry room 7.58 Ft x 5.75 Ft  
Family room 20.83 Ft x 19.92 Ft

Primary Bedroom 14.92 Ft x 13.42 Ft  
Bedroom 10.25 Ft x 10.25 Ft  
Bedroom 12.58 Ft x 11.08 Ft  
Bedroom 12.25 Ft x 10.92 Ft  
4pc Bathroom 8.75 Ft x 7.67 Ft  
4pc Bathroom 12.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
PREP REALTY



See

**Mirror**

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