



## 96 Cityline Point Calgary Alberta

\$899,900

2023 Newly-Built Home | Scenic Pond Views | Walkout Lot | 2,944 SqFt | Premium Upgrades | Elegant Spice Kitchen

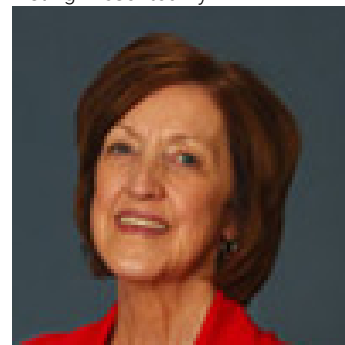
Welcome to your new home, an exquisite newly-built residence from 2023, ideally situated on a coveted walkout lot with breathtaking views of a serene pond. This meticulously crafted home offers over 2,900 square feet of luxurious living space, blending modern sophistication with natural beauty. Upon entering, you are greeted by an impressive foyer that leads to a grand living area. Here, a cozy gas fireplace creates a warm and inviting ambiance, perfect for both relaxation and entertaining. The gourmet kitchen, a true centerpiece of the home, is outfitted with top-of-the-line built-in appliances, a sprawling island with seating, and sleek, contemporary finishes. Adjacent to the main kitchen, the elegantly designed spice kitchen provides additional prep space, enhancing functionality and style. The open-concept main floor is ideal for both everyday living and hosting gatherings, seamlessly connecting the kitchen, dining, and living areas. Upstairs, you'll discover a spacious family room, ideal for entertaining guests or enjoying quality family time. Modern glass railings add a touch of elegance and create an open, airy atmosphere. The upper level features four generously sized bedrooms, each thoughtfully designed for comfort and privacy. The primary suite is a luxurious retreat, complete with a stunning 5-piece ensuite bathroom featuring double vanities, premium fixtures, and ample space for relaxation. The additional three bedrooms are well-appointed and share a beautifully designed 5-piece bathroom. The walkout basement offers incredible potential, with ample space to create up to three additional bedrooms and the possibility of a legal suite, subject to City of Calgary approval. This versatile space can be tailored to your needs, whether as a guest suite, hom...

5pc Bathroom 3.15 M x 2.57 M  
5pc Bathroom 3.12 M x 4.14 M  
Bedroom 3.20 M x 3.61 M  
Bedroom 5.01 M x 3.66 M  
Bedroom 3.18 M x 3.45 M  
Family room 6.10 M x 5.08 M

2pc Bathroom 1.02 M x 2.01 M  
Dining room 3.63 M x 3.33 M  
Foyer 2.77 M x 4.67 M  
Kitchen 4.04 M x 3.99 M  
Living room 7.60 M x 6.40 M  
Other 1.68 M x 3.91 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Real Broker



CIR

REALTY

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Laundry room 2.77 M x 1.63 M

Primary Bedroom 3.96 M x 5.64 M

Other 2.69 M x 2.01 M

Bedroom 2.74 M x 3.02 M

Other 2.74 M x 1.88 M