

90 Cityline Common NE
Calgary, Alberta

MLS # A2349216



\$758,990

Division:	Cityscape		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,383 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

The Lawson | Prairie Elevation | 2,383.4 SqFt | Premium Pie Lot Backing onto Green Space | Ready for Possession | 5 Bedrooms | 3.5 Bathrooms | Double Attached Garage | 8 Solar Panels | Sunshine Basement with Low Lookout & Deck | Main Floor Bedroom & Bathroom | Open Concept Floor Plan | Full-Height Cabinetry | Quartz Countertops | Upgraded Gas Appliance Package | Large Kitchen Island | Walk-through Pantry | Mudroom | Side Entry | 9' Basement Foundation | Spacious Primary Retreat | Walk-in Closet | Ensuite with Dual Sinks & Glass Shower | Upper Level Laundry | Cityscape. Welcome to The Lawson by Mattamy Builders Group Ltd., a spacious & thoughtfully designed home offering 2,383.4 SqFt of beautifully planned living space, a premium pie-shaped lot with access onto green space & the added convenience of a ready-to-move-in possession. The welcoming foyer opens into a bright, open-concept main floor where the great room, dining area & kitchen flow seamlessly together, creating an ideal setting for everyday family living & entertaining. The impressive kitchen features full-height cabinetry, quartz countertops, an upgraded gas appliance package & a large island with plenty of workspace for meal preparation, casual dining & gathering with family and friends. A walk-through pantry & convenient mudroom add excellent functionality to the main level, while a main floor bedroom & bathroom provide exceptional flexibility for guests, extended family or a private retreat. Upstairs, the spacious primary bedroom offers a relaxing escape complete with a walk-in closet & beautifully appointed ensuite featuring dual sinks & a glass shower. Additional bedrooms provide generous space for family members or guests, while the centrally located laundry room adds everyday convenience. The 9' basement foundation, low lookout windows &

sunshine basement with deck provide excellent natural light and outstanding potential for future development, while the separate side entrance offers additional flexibility. Outside, the premium pie-shaped lot provides expanded outdoor space with access directly into green space, creating a wonderful setting to enjoy the outdoors. The double attached garage provides secure parking & additional storage, while 8 installed solar panels offer an added energy-efficient feature. Located in the vibrant community of Cityscape, residents enjoy access to parks, walking paths, future schools & everyday amenities, creating a connected community lifestyle. With its premium lot, spacious layout, solar panels & ready-to-move-in possession, this Lawson offers an exceptional opportunity for a growing family. Hurry & book your showing today!