

1138 Alpine Avenue SW  
Calgary, Alberta

MLS # A2186477



**\$789,000**

<b>Division:</b>	Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Kingston Showhome in Vermilion Hill, by Shane Homes! This 1,730 sq. ft. two-story home offers 3 bedrooms, 2.5 bathrooms, and a 2-car garage, priced at \$789,000 (includes lot & GST). The Prairie Elevation adds timeless curb appeal, while Luxury Vinyl Plank (LVP) flooring and upgraded lighting enhance the interior. The main floor features a larger dining nook, central island, built-in pantry, and added cabinetry for extra storage and functionality. The open-concept living room includes an electric fireplace and leads to a private rear deck with a glass railing. Upstairs, the owner's bedroom is designed for luxury, with a double vanity, tiled shower, tub, and walk-in closet. Two additional bedrooms and 9' basement ceilings complete the home. Furniture is available for purchase at an additional cost—ask for pricing. Photos may be representative.