

96 Treeline Manor SW
Calgary, Alberta

MLS # A2205215



\$839,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Tv Brackets, Hunter Douglas Blinds

Comfort and convenience come together in this spacious, low-maintenance home with 9' CEILINGS located in the gorgeous new community of Alpine Park. Every space in the house has been upgraded to maximize its utility and luxury, making it the perfect place to entertain, relax, or have fun with the family. Featuring a FULLY DEVELOPED basement with a DUAL-ZONE FURNACE, detached two-car garage, and ZERO-SCAPED front and rear landscaping situated across from parks and pathways, this is a home you won't want to miss. The gourmet kitchen at the heart of the home includes Miele and Kitchen Aid appliances, pull out spice and utensil drawers, and a silgranite apron sink that makes clean up a breeze. Meanwhile upstairs, you'll enjoy towering tray ceilings in the bonus room and primary, and an ensuite where you can destress with a stunning tile shower and deep tub. Even the mechanics of this home were designed for comfort, with full air conditioning, dual zone heating, a water softener, and a FULLY INSULATED garage with EV rough-in. Alpine Park is situated near the scenic foothills and with stunning views of the surrounding mountains, Alpine Park is designed to offer residents a blend of natural beauty and modern living. The community is being developed with a strong emphasis on sustainability and high-quality residential design, making it an appealing destination for families, professionals, and individuals looking for a tranquil yet connected lifestyle. Alpine Park was designed to cater to different preferences and offer an upscale living experience with innovative architectural styles, wide streets, and green spaces. The neighborhood is also planned with an emphasis on pedestrian-friendly environments, with walking paths, parks, and open spaces to enhance the overall quality of life. Don't miss your

chance to own a piece of Alpine Park today!