



# 33 Treeline Manor Calgary Alberta

\$879,900

Welcome to The Sinclair - your own personal Canmore inspired mountain chalet in the city, seamlessly blending rustic elegance with modern luxury. As a former showhome, this property is brimming with high-end upgrades designed to elevate your lifestyle. Step inside to discover rich hardwood floors that flow throughout the main living spaces, setting the tone for warmth and sophistication. The gourmet galley-style kitchen boasts extended-height, rich wood cabinets complemented by a striking hammered, vertically laid black subway tile backsplash. This space not only caters to the most ambitious culinary pursuits but also provides an inviting atmosphere for entertaining. Anchoring the home is a stunning rustic two-sided stone surround gas fireplace that connects the living room and side courtyard and provides indoor/outdoor spaces, inviting cozy gatherings year-round. The living room and vaulted bonus room feature charming wood beam details that evoke a timeless, chalet-like ambiance. The front den offers a unique touch with a wood slat feature wall, perfect for a home office or reading nook. Natural light floods the home through large front and back windows, creating a bright and airy environment. The spacious primary suite is a true retreat, wrapped in windows and complete with an exquisite ensuite featuring a stand alone shower, soaker tub, dual vanities, and a large walk-in closet. The upper level also includes a secluded bonus room complete with a climbing wall for the kids but still ideal for family movie nights or relaxing, as well as a shared main bathroom and convenient laundry room. Two additional bedrooms at the front of the house are both well-sized, offering ample space for family members or guests. Outdoor enthusiasts will appreciate the seamless transition from indoor living to the central courtyard, which is highlighted by the rustic two-way fireplace. ...

Living room 14.67 Ft x 12.75 Ft  
Kitchen 14.75 Ft x 9.75 Ft  
Dining room 10.50 Ft x 10.50 Ft  
Other 8.17 Ft x 10.67 Ft  
2pc Bathroom 5.00 Ft x 5.92 Ft  
Other 6.42 Ft x 10.00 Ft

Primary Bedroom 11.17 Ft x 14.58 Ft  
Bedroom 11.33 Ft x 11.17 Ft  
Bedroom 11.00 Ft x 11.33 Ft  
5pc Bathroom 14.58 Ft x 8.50 Ft  
4pc Bathroom 10.92 Ft x 6.42 Ft  
Laundry room 8.00 Ft x 6.42 Ft

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

Listing Presented By:



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**RE/MAX REAL ESTATE  
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Bonus Room 14.67 Ft x 12.92 Ft