



73 Treeline Manor Calgary Alberta

\$875,000

BRAND NEW CALBRIDGE HOME | EXTENSIVELY UPGRADED | A/C | MIELE APPLIANCE PACKAGE | WEST BACKYARD Welcome home to Alpine Park, one of Calgary's newest developments in the city's SW, with excellent access to Stoney Trail, mountain views, 5 minutes to Fish Creek Park, and loads of parks, pathways and commercial shopping coming soon. This stunning "Baker" model Calbridge Home has something for everyone. As you approach the home, you immediately notice the attention to detail and welcoming front porch, offering a perfect spot for a morning coffee. Upon entering the house, you are greeted with a large entrance area and a conveniently located front office/den overlooking the street. The open-concept main level features LVP flooring throughout, a custom fireplace with full height tile detail in the living room with access onto the patio, large windows throughout, and an oversized mudroom with access to the attached double garage, perfect for any growing family with little ones. The chef's kitchen is upgraded to the nines, featuring Miele appliances throughout, with an electric cooktop, built-in oven, custom tile backsplash, gleaming quartz counters, and sizable pantry space. The upper level encompasses a sizeable primary bedroom with a 5pc spa-like ensuite, fully tiled glass stand-up shower, large soaker tub, double vanity, and a large walk-in closet. Upstairs you will also find two additional ample size bedrooms, a full size laundry room, and a large bonus room perfect for movie nights with the kids. The undeveloped basement is just waiting for your finishing touch and is complete with rough-ins and large windows for future development. The sideyard/patio space is a perfect place to unwind after a long day with a glass of wine and enjoy the sun soaked west exposure on your patio, complete with a gas line and HOT and COLD water lines. Located directly behind the community p...

Kitchen 13.00 Ft x 11.00 Ft
Dining room 11.50 Ft x 11.50 Ft
Living room 14.17 Ft x 13.50 Ft
Other 11.33 Ft x 7.50 Ft
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Den 11.00 Ft x 7.67 Ft

Family room 13.00 Ft x 13.00 Ft
Laundry room 8.83 Ft x 5.00 Ft
Primary Bedroom 14.33 Ft x 11.67 Ft
Bedroom 10.50 Ft x 9.33 Ft
Bedroom 11.33 Ft x 11.33 Ft

4pc Bathroom Measurements not available

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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2pc Bathroom Measurements not available

5pc Bathroom Measurements not available