



## 846 Alpine Drive Calgary Alberta

\$999,900

OPEN HOUSE CANCELLED!! - GORGEOUS WALKOUT LOT BACKING POND AND ENVIROMENTAL RESERVE WITH VIEWS FOR MILES - THIS ONE OF A KIND VIEW IS LIMITED TO THIS AREA OF ALPINE - 2 STOREY OPEN TO ABOVE LIVING ROOM PLUS LEGAL WALKOUT BASEMENT SUITE, STEPS FROM THE WALKING PATHS AND PARK! Welcome to 846 Alpine Drive SW, a rare and remarkable opportunity in Calgary's thriving new urbanist community of Alpine Park. Built in 2023, this pristine two-storey home with a double attached garage and a fully finished legal walkout basement suite offers nearly 3,000 sq ft of artfully crafted living space. Whether you're planning for a multigenerational household, seeking a mortgage helper, or simply craving a home with flexibility for the future, this one delivers--beautifully and effortlessly. The main residence spans over 2,000 sq ft across two levels, designed with intention and filled with light. At its heart is a stunning two-storey living room where oversized windows and soaring ceilings make every day feel open and inspired. The upper bonus room, perched above, creates an architectural moment while adding a flexible space for work or play. The kitchen is equal parts elegant and practical, with quartz countertops, soft-close cabinetry, a wine fridge, and upgraded designer lighting that elevates everyday meals into memorable gatherings. The walkthrough pantry leads effortlessly to the smartly finished back entry - complete with built ins. Steps away is your main floor office or additional space for that home gym. From the dining area, step onto the raised rear deck and take in the unobstructed views of the pond and pathway system beyond--a perfect spot for your morning coffee or weekend brunch in the sun. Upstairs, the private primary bedroom includes a walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and tiled shower. Two additional bedrooms--each with...

Other 23.42 Ft x 12.58 Ft

Kitchen 9.67 Ft x 9.00 Ft

Other 9.00 Ft x 5.08 Ft

3pc Bathroom Measurements not available

Laundry room 12.33 Ft x 5.67 Ft

Pantry Measurements not available

Other 15.83 Ft x 10.00 Ft

Dining room 10.92 Ft x 9.75 Ft

Living room 15.42 Ft x 12.92 Ft

Bonus Room 13.92 Ft x 12.08 Ft

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

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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**Other** 4.92 Ft x 4.42 Ft

**Other** Measurements not available

**Den** 10.25 Ft x 8.92 Ft

**2pc Bathroom** Measurements not available

**Other** 8.42 Ft x 5.92 Ft

**Bedroom** 11.00 Ft x 8.92 Ft

**Other** Measurements not available

**Bedroom** 11.92 Ft x 9.50 Ft

**Other** Measurements not available