



# 1094 Alpine Avenue Calgary Alberta

\$839,000

WELCOME TO THIS BEAUTIFUL, BRAND NEW 4-bedroom, 2-storey home with over 2400 square feet of developed living space nestled in the new vibrant community of VERMILION HILL. This exceptional property boasts a 1 bedroom LEGAL BASEMENT SUITE with a SEPARATE SIDE ENTRANCE and a DOUBLE DETACHED GARAGE (currently under construction). Step inside and discover the abundance of UPGRADES that adorn this residence. The OPEN CONCEPT main floor beckons with its HIGH CEILINGS, inviting a spacious and radiant living room seamlessly connected to the kitchen. The kitchen is a chef's delight, featuring STAINLESS STEEL APPLIANCES, a BUILT-IN MICROWAVE, QUARTZ COUNTERS, a practical kitchen island, and a GENOUROUS SIZED PANTRY. Ascend to the upper level to find a COZY FAMILY ROOM perfect for relaxation, a generous primary bedroom equipped with a walk-in closet and a luxurious 4-piece ensuite bathroom. Completing the upper floor are two good sized bedrooms and convenient laundry. The FULLY DEVELOPED BASEMENT has a LEGAL SUITE with its own SIDE ENTRANCE. This 1 bedroom suite comes fully equipped with stainless steel appliances, a stylish 3-piece bathroom boasting a large vanity and a WALK-IN TILED SHOWER. Throughout the home, luxury vinyl plank flooring provides durability, reflecting the thoughtful design choices made in this home. DON'T MISS THE OPPORTUNITY to make this property your new home with the added benefit of an INVESTMENT OPPORTUNITY. Seize the chance to embrace a lifestyle of comfort, convenience, and modern elegance in the new community of Vermilion Hill. Schedule your viewing today and let this gem of a home captivate your heart! #DreamHome #InvestmentOpportunity #LuxuryLiving (id:6769)

Family room 15.00 Ft x 11.92 Ft

Bedroom 9.17 Ft x 11.00 Ft

Bedroom 9.33 Ft x 11.00 Ft

Primary Bedroom 13.50 Ft x 13.50 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

4pc Bathroom 4.92 Ft x 10.00 Ft

Recreational, Games room 10.08 Ft x 11.33 Ft

Bedroom 13.50 Ft x 10.92 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Furnace 7.08 Ft x 9.50 Ft

Living room 12.83 Ft x 15.50 Ft

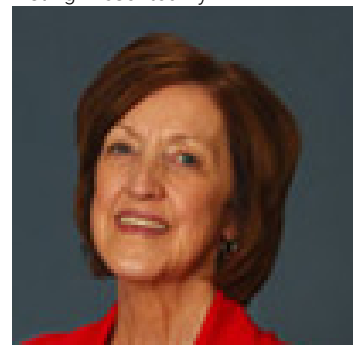
Dining room 14.92 Ft x 14.08 Ft

Kitchen 12.83 Ft x 12.00 Ft

2pc Bathroom 5.50 Ft x 5.17 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty



CIR

REALTY

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Kitchen 17.58 Ft x 13.58 Ft