



## 1130 Alpine Avenue Calgary Alberta

\$679,913

SHOWS 10/10 ! FORMER SHOWHOME with Perfect LOCATION! TONS OF UPGRADES - with DOUBLE DETACHED GARAGE and has A/C . Modern comfort / stylish functionality come together in this BRAND NEW, NEVER OCCUPIED HOME in the scenic and fast-growing community of Vermillion Hill. Welcome to 1130 Alpine Avenue SW--where every detail has been thoughtfully designed to elevate your lifestyle. Offering just under 1,800 sq ft of beautifully finished living space, this 3-bedroom, 2.5-bathroom home features a bright, open-concept layout that seamlessly connects the main living areas, creating an inviting space for both everyday living and entertaining. The main floor welcomes you with a sunlit great room, a spacious den perfect for home office or guest space, and a gourmet kitchen equipped with quartz countertops, stainless steel appliances, a large island with bar seating + full-height soft-close cabinetry. The adjacent dining area flows effortlessly to the rear deck--ideal for summer BBQs or relaxing in the fresh air. Luxury vinyl plank flooring, 9-foot ceilings, pot lighting, and a functional rear mudroom add to the home's thoughtful touches. Upstairs, you'll find a spacious primary suite with a generous walk-in closet and a private 4-piece ensuite featuring a single vanity, toilet, tub, and shower combination. Two additional bedrooms provide plenty of space for family or guests, and a versatile bonus room offers the perfect spot for a media area, lounge, or play space. A full 4-piece bathroom serves the secondary bedrooms, while the dedicated laundry room on this level adds everyday convenience with its own window and ample space for storage and organization. The unfinished basement includes 9-foot ceilings and a SEPARATE SIDE ENTRANCE, offering endless potential for future development--whether media room, gym, or additional living space. The exterior is finished with durable Ha...

Furnace 43.75 Ft x 17.75 Ft  
Other 7.17 Ft x 19.33 Ft  
Other 4.67 Ft x 3.33 Ft  
Dining room 11.00 Ft x 5.83 Ft  
Kitchen 12.00 Ft x 12.58 Ft  
Living room 12.00 Ft x 12.92 Ft

Other 3.50 Ft x 3.25 Ft  
Primary Bedroom 12.83 Ft x 13.08 Ft  
Other 5.42 Ft x 7.50 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
Bonus Room 8.58 Ft x 12.83 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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2pc Bathroom 5.25 Ft x 5.00 Ft

Den 11.33 Ft x 13.25 Ft

Other 5.67 Ft x 4.92 Ft

Laundry room 5.75 Ft x 6.17 Ft

Bedroom 9.92 Ft x 9.25 Ft

Bedroom 9.92 Ft x 9.33 Ft