



## 13 Treeline Avenue Calgary Alberta

\$719,000

Modern Comfort in Alpine Park SW - Legal Basement Suite & Exceptional Community Living Welcome to your dream home in Alpine Park, one of Calgary's most visionary and vibrant new communities. This beautifully designed residence offers a total of 1,974.7 square feet of thoughtfully planned living space, including a fully legal 1-bedroom basement suite -- perfect for extended family, rental income, or added flexibility. The main floor offers a seamless flow between open living, dining, and kitchen areas. At the heart of the home is a stunning chef's kitchen featuring a gas range, high-end stainless steel appliances, and custom cabinetry -- ideal for both entertaining and everyday living. Upstairs, generously sized bedrooms provide a peaceful retreat for the entire family. The primary suite includes a stylish 4-piece bathroom and a spacious walk-in closet, blending comfort with elegance. The fully legal basement suite features its own kitchen, laundry, and private entrance -- an excellent setup for guests, multi-generational living, or revenue generation. Enjoy the benefit of a north-facing lot with a sun-filled, south-facing backyard, perfect for gardening, entertaining, or relaxing in natural light throughout the day. A detached double garage adds both convenience and extra storage. Alpine Park is more than just a neighbourhood -- it's a community built on timeless design, walkability, and meaningful connection. With tree-lined streets, future schools and amenities, lush parks, and an integrated trail system, this is Calgary living at its best. Don't miss the opportunity to call this exceptional home yours. (id:6769)

Primary Bedroom 11.10 M x 12.90 M

Other 4.00 M x 6.60 M

4pc Bathroom 7.90 M x 8.10 M

Laundry room 3.30 M x 3.80 M

Bedroom 9.00 M x 11.00 M

4pc Bathroom 7.60 M x 4.11 M

Bedroom 9.70 M x 10.10 M

Bedroom 8.90 M x 10.20 M

Family room 9.80 M x 11.30 M

Kitchen 10.10 M x 6.11 M

Storage 3.00 M x 12.90 M

2pc Bathroom 2.70 M x 7.60 M

Other 4.30 M x 5.60 M

Other 12.50 M x 11.80 M

Dining room 14.90 M x 11.20 M

Living room 10.11 M x 13.40 M

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Listing Presented By:



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Laundry room 3.00 M x 3.00 M

Other 4.11 M x 7.40 M

4pc Bathroom 4.11 M x 7.00 M