



## 210 Alpine Avenue Calgary Alberta

\$608,000

OPEN HOUSE NOVEMBER 30TH 1PM TO 4PM. Did you say "No Condo Fees"? I sure did. Note Alpine Park as a community you must visit along your home search journey. This community is situated just off Stoney Trail in the SW quadrant and close proximity to the new Taza Development. The Developer "Dream" has committed to some bold planning ideas in this area and you wouldn't want to miss out on this new community before you're priced out. Pleased to deliver the former Genesis show home which has never been lived in; that's right, just like brand new. Constructed on an oversized corner lot (one of the largest lot sizes for these style of homes) which allows extra windows and natural light putting this home a tier above any interior unit on the street. Professional landscaping has been completed comprising of several trees and shrubs completed with underground sprinklers making an effortless transition to this home. You will enjoy an impressive open floor plan thanks to oversized windows that flood the space with natural light from the South facing view. The high-end features include stainless steel appliances with a gas line already installed to the range and BBQ for the chefs in the family to enjoy, quartz countertops, 9' ceilings, functional kitchen and walk in pantry, luxury vinyl plank flooring, a well placed upper floor laundry with a washer and dryer already there to make life a little bit easier, and much more - please take a look at the list of extensive upgrades provided. Additional perks include a double attached garage at the rear with an upgraded Carriage style garage door and wall mounted heaters for convenience, and security. Don't forget a unique bedroom/flex room on the ground level that could be a dedicated separate office area with its own exterior entrance; perfect for professionals working from home and wanting to balance that work/life ba...

Living room 16.75 Ft x 13.83 Ft

Dining room 11.75 Ft x 10.50 Ft

2pc Bathroom 4.75 Ft x 5.58 Ft

Kitchen 12.33 Ft x 11.42 Ft

Pantry 4.83 Ft x 4.92 Ft

Other 5.58 Ft x 5.50 Ft

Primary Bedroom 11.42 Ft x 11.42 Ft

Laundry room 6.17 Ft x 7.92 Ft

Bedroom 10.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 8.75 Ft

Storage 14.50 Ft x 12.75 Ft

Other 6.67 Ft x 7.00 Ft

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

Listing Presented By:



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Real Broker

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5pc Bathroom 5.00 Ft x 11.75 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 8.42 Ft x 9.42 Ft  
Other 3.75 Ft x 5.42 Ft