



## 210 Alpine Avenue Calgary Alberta

\$529,900

Offered, is a former Genesis show home - The "Alicia" model. The home is situated on an oversized corner lot, one of the largest available for this style of property, allowing for additional windows, enhanced natural light, and a clear advantage over interior units. Professional landscaping has already been completed, including trees, shrubs, and underground sprinklers, providing a seamless and low-maintenance transition for the new owner. Inside, you'll appreciate the impressive modern layout and interior finishes/high-end features. Included, is a highly functional kitchen with a walk-in pantry including stainless steel appliances with the option for gas to both the kitchen and balcony, high end countertops, nine-foot ceilings, luxury vinyl plank flooring, and a conveniently located upper-floor laundry complete with washer and dryer. A unique and highly desirable feature of this home is the ground-level bedroom or flex space, making it ideal for a private home office, studio, or guest room--perfect for professionals seeking work-life balance without the daily commute. Additionally, the double attached rear garage features an upgraded carriage-style garage door and wall-mounted heaters, offering both comfort and added security A comprehensive list of upgrades is available for review, please ask your agent to view it. Alpine Park is a community that deserves a top spot on your home search journey. Located just off Stoney Trail in the SW quadrant of Calgary and near the new Taza shopping Development, this area reflects the bold and thoughtful planning vision of the developer, Dream. Contact your agent to book a private showing and explore this exceptional opportunity. Some photos have been virtually staged. (id:6769)

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

5pc Bathroom 5.00 Ft x 11.75 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

4pc Bathroom 8.42 Ft x 4.92 Ft

Furnace 14.50 Ft x 12.75 Ft

Other 3.75 Ft x 5.42 Ft

Bedroom 8.42 Ft x 9.42 Ft

Other 6.67 Ft x 7.00 Ft

Listing Presented By:



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