



44 Alpine Common Calgary Alberta

\$1,499,900

Welcome to this exceptional executive family home, perfectly positioned on one of the premier wide lots in the vibrant and thoughtfully designed community of Alpine Park, facing directly onto Orchard Green, a beautiful park featuring fruit trees, open play spaces, a community garden, and a Harvest Table for gatherings and picnics, offering a rare combination of privacy, scenery, and lifestyle. Set on an impressive 60 ft wide lot, the property enjoys peaceful park views from the front deck, living room, family room, and primary bedroom, with mature trees providing natural privacy, and offers over 3,600 sq ft of developed living space across three levels, showcasing outstanding craftsmanship and upgrades throughout while presenting like a builder's showhome with the warmth and functionality of a true family home. Upon entry, you are immediately struck by the attention to detail and thoughtful design, with a bright main floor living room featuring large south-facing windows and a stunning floor-to-ceiling stone gas fireplace, flowing seamlessly into the heart of the home, a beautifully appointed kitchen with crisp white cabinetry, large island, stainless steel appliances, built-in oven, expansive north-facing window, and walk-in pantry. The spacious dining area is ideal for hosting large gatherings and features sliding patio doors leading to the upper deck and landscaped, fenced yard, along with a shaded lower patio perfect for summer relaxation. A stylish two-piece powder room and generous home office with park views and private deck access provide both convenience and versatility, while a custom-designed mudroom with closet and bench with lift-up storage completes the main level. The second level is a private retreat featuring a spacious family room with large park-facing windows, a unique bridge leading to the primary suite with expansive south-facing windows and a...

Primary Bedroom 14.00 Ft x 15.00 Ft
 Other 12.08 Ft x 15.08 Ft
 Bedroom 12.00 Ft x 9.58 Ft
 Bedroom 13.00 Ft x 9.42 Ft
 Family room 14.00 Ft x 18.17 Ft
 Laundry room 8.67 Ft x 11.00 Ft

Furnace 31.58 Ft x 24.75 Ft
 4pc Bathroom 9.50 Ft x 4.92 Ft
 Living room 10.58 Ft x 16.00 Ft
 Dining room 15.08 Ft x 11.58 Ft
 Kitchen 18.25 Ft x 12.75 Ft
 Office 9.08 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:
 TREC The Real Estate Company
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5pc Bathroom 11.50 Ft x 18.83 Ft

5pc Bathroom 13.08 Ft x 6.17 Ft

Bedroom 10.75 Ft x 10.75 Ft

Recreational, Games room 16.17 Ft x 20.17 Ft

Foyer 8.67 Ft x 9.83 Ft

Other 6.58 Ft x 10.33 Ft

2pc Bathroom 5.67 Ft x 6.17 Ft