



# 48 Treeline Lane Calgary Alberta

\$899,900

Welcome to the Engler, an architectural two-storey that pairs standout design with day-to-day function, set in a prime front-facing position on Hearth Green. With the park right out front, you'll love having a natural gathering place for kids to run, neighbours to connect, or a quiet evening by the community firepit. Inside, the home makes an immediate impression with an open-concept plan filled with natural light, soaring two-storey windows, and a dramatic floating staircase with open black railing that keeps sightlines wide and the vibe airy. The kitchen is the true centrepiece, equal parts beautiful and practical, finished with two-tone cabinetry (white uppers raised to the ceiling and rich wood-grain lowers), crisp white quartz countertops, a white Silgranite sink, sleek black hardware, and a bold black backsplash that brings the whole look together. Cooking is a treat with a gas range plus built-in oven and microwave, while the open shelving beside the hood fan adds the perfect modern touch for styling and everyday convenience. Entertaining is effortless thanks to the full butler's bar, complete with a sink and space for an additional fridge or freezer, ideal for hosting, family movie nights, or keeping things organized when life gets busy. The dining area is bright and welcoming with a statement light fixture and sun pouring in throughout the day, flowing seamlessly into the open-to-above living room where a modern black tile fireplace surround mirrors the kitchen finishes for a cohesive, designer feel. At the back of the home, thoughtful locker-style built-ins and generous mudroom storage keep backpacks, boots, and winter gear neatly tucked away, because real life happens here, and this home is built for it. Upstairs, the winged bedroom layout creates privacy and smart separation: the vaulted owner's suite overlooks the backyard, while the secondary bedrooms...

Living room 14.00 Ft x 14.00 Ft  
 Kitchen 11.00 Ft x 15.33 Ft  
 Dining room 10.75 Ft x 12.83 Ft  
 2pc Bathroom 4.92 Ft x 5.00 Ft  
 Primary Bedroom 16.00 Ft x 14.00 Ft

5pc Bathroom 16.08 Ft x 11.00 Ft  
 Bedroom 11.17 Ft x 12.00 Ft  
 Bedroom 9.67 Ft x 13.33 Ft  
 5pc Bathroom 5.50 Ft x 11.17 Ft  
 Laundry room 6.00 Ft x 11.17 Ft

Listing Presented By:



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