

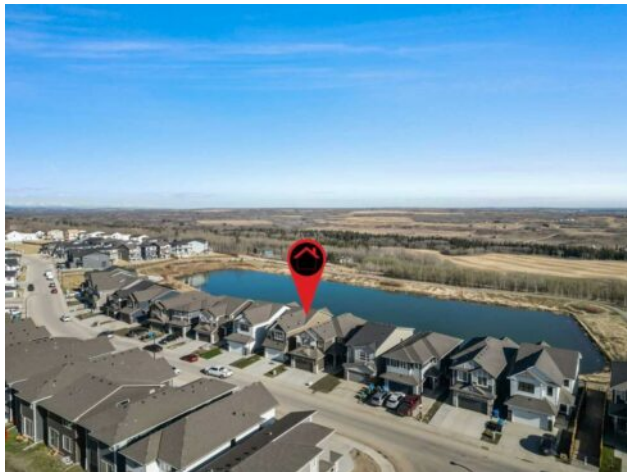


GRASSROOTS
REALTY GROUP

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846 Alpine Drive SW
Calgary, Alberta

MLS # A2216607



\$999,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn, N		

Heating: Forced Air, Humidity Control, Natural Gas

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

LLD: -

Exterior: Composite Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 10TH 12:00PM - 3:00PM - GORGEOUS WALKOUT LOT BACKING POND AND ENVIROMENTAL RESERVE WITH VIEWS FOR MILES - THIS ONE OF A KIND VIEW IS LIMITED TO THIS AREA OF ALPINE - 2 STOREY OPEN TO ABOVE LIVING ROOM PLUS LEGAL WALKOUT BASEMENT SUITE, STEPS FROM THE WALKING PATHS AND PARK! Welcome to 846 Alpine Drive SW, a rare and remarkable opportunity in Calgary's thriving new urbanist community of Alpine Park. Built in 2023, this pristine two-storey home with a double attached garage and a fully finished legal walkout basement suite offers nearly 3,000 sq ft of artfully crafted living space. Whether you're planning for a multigenerational household, seeking a mortgage helper, or simply craving a home with flexibility for the future, this one delivers—beautifully and effortlessly. The main residence spans over 2,000 sq ft across two levels, designed with intention and filled with light. At its heart is a stunning two-storey living room where oversized windows and soaring ceilings make every day feel open and inspired. The upper bonus room, perched above, creates an architectural moment while adding a flexible space for work or play. The kitchen is equal parts elegant and practical, with quartz countertops, soft-close cabinetry, a wine fridge, and upgraded designer lighting that elevates everyday meals into memorable gatherings. The walkthrough pantry leads effortlessly to the smartly finished back entry - complete with built ins. Steps away is your main floor office or additional space for that home gym. From the dining area, step onto the raised rear deck and take in the unobstructed views of the pond and pathway system beyond—a perfect spot for your morning coffee or weekend brunch in the sun. Upstairs, the private primary bedroom includes a

walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and tiled shower. Two additional bedrooms—each with walk-in closets—share a sleek main bath, while a full laundry room adds everyday convenience. On the walkout level, discover a fully legal and professionally developed studio suite—bright, spacious, and thoughtfully finished. With its own entrance, full kitchen, dining nook, 3-piece bath, laundry/storage room, and open-plan living/sleeping area, it’s a seamless space for aging parents, adult children, guests, or tenants to feel completely at home. Additional highlights include a \$5,000 smart home security system, central air conditioning, a covered lower patio, upgraded appliances, and a partially fenced backyard with a gate that opens directly onto the walking trails and green space. With its elevated lot and serene natural backdrop, this home offers rare privacy, unmatched views, and everyday access to nature. Set in the heart of Alpine Park—a community built around connection, walkability, and timeless architectural character—this is one you need to see in person.