



GRASSROOTS
REALTY GROUP

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48 Treeline Lane SW
Calgary, Alberta

MLS # A2231853



\$949,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 91
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to the Engler — a stunning two-storey home that blends thoughtful design, striking architecture, and practical family living, all perfectly positioned facing Hearth Green. This inviting green space is the ideal spot for kids to play, neighbours to gather around the firepit, or to enjoy a picnic. Inside, the open-concept layout is flooded with natural light, thanks to soaring two-storey windows and a dramatic floating staircase with open black railing that enhances the home's airy feel. The heart of the home is the impressive kitchen, featuring two-tone cabinetry with white uppers raised to the ceiling, rich wood grain lowers, crisp white quartz countertops, a gas stove, built-in oven and microwave, white Silgranite sink, and sleek black hardware. A striking black backsplash ties it all together, along with open shelving next to the hood fan for a modern touch. The full butler's bar with a sink and space for an additional fridge or freezer adds functionality for entertaining. The dining room, highlighted by a stylish light fixture, is flooded with natural light, while the open-to-above living room showcases a modern black tile fireplace surround that matches the kitchen backsplash. Practicality meets style with locker-style built-ins in the back hall, and ample mudroom storage. Upstairs, the winged bedroom layout provides privacy, with the vaulted owner's suite overlooking the backyard and the secondary bedrooms at the front. The spa-like ensuite, five-piece kids' bathroom, and large upstairs laundry room ensure comfort for the whole family. The open-to-below upper hallway adds a loft-like feel, and the entire home is filled with expansive windows for endless natural light. Additional features include 9-foot ceilings in the basement, a deck off the patio doors, and an attached double garage. This is a home designed to impress at every turn while offering

thoughtful spaces for everyday life. Alpine Park is founded on the idea of bringing people together, with great parks and pathways, and a village centre with local shops and cafes coming soon. And with its next-generation design, Alpine Park puts people first. Inspired by the natural and architectural history of Calgary, with mountain, urban, and prairie influences converging, Alpine Park was built around a dynamic mix of housing choices that strengthen the social fabric and encourage neighbourliness.