



GRASSROOTS
REALTY GROUP

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15117 37 Street SW
Calgary, Alberta

MLS # A2244453



\$649,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Paved, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Blinds are Included. Curtains removed will not be.

Located in the newer south west Calgary community of Alpine Park, this traditional, front porch style laned home is ready for you and comes complete with a double detached garage, all blinds, fully fenced and landscaped yard, central air conditioning and an already present separate side door entrance for future basement finishing possibilities. The welcoming front porch will enjoy the morning sun and is the perfect buffer as you head inside to the generous foyer. An open floor plan with nine-foot ceilings, large abundant windows and modern light and white tones contribute to its pleasant bright feel which is immediately noticeable once inside. Wide plank flooring adorns the main level, with a front living room adjacent to the kitchen with its large white quartz island, white cabinetry to the ceilings, attractive tile backsplash, corner pantry and stainless appliances. The dining area with patio doors overlooks the back yard and a tucked away two-piece powder room and back entry way complete the level. Upstairs you'll find carpeted floors, a front facing primary bedrooms with vaulted ceiling, large window, walk-in closet and a five-piece ensuite. Two additional bedrooms, a four-piece shared bathroom and a stacked laundry pair give you the key features wanted in today's family homes. The unfinished basement has two egress windows, rough-in plumbing and a nicely tucked away utility bundle allowing for decent development possibilities. A Kinetico water softener adds to your indoor comfort. The outside is finished with solid composite siding, and a double detached garage, finished inside to drywall and accessible via a paved laneway. Alpine Park is easily accessible by the west leg of Stoney Trail with Costco and all the retail development in Buffalo Run only a few minutes away. This one is a great package and offers

value when you factor in all the extras. Nothing to do here but move in and enjoy. Come and see for yourself today!