



GRASSROOTS
REALTY GROUP

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101 Treeline Manor SW
Calgary, Alberta

MLS # A2255338



\$838,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,891 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 5-bedroom, 3.5-bathroom home with a fully finished legal basement suite, ideally located near shopping, schools, parks, and the new Southwest Ring Road in the sought-after Alpine Park community. The main floor boasts an open-concept layout featuring a spacious kitchen with quartz countertops, a 9’ island, and a generous walk-in pantry—perfect for both everyday living and entertaining. Adjacent to the kitchen is a bright and open dining area, flowing seamlessly into the living space. You'll also find a dedicated office, a convenient mudroom with extra storage, and access to the attached rear garage with a built-in workspace area. Enjoy the outdoors with a beautifully landscaped front yard, a charming front porch, and a rear courtyard patio—ideal for outdoor living. Upstairs, the primary bedroom offers a true retreat with a walk-in closet and a luxurious 4-piece ensuite that includes double vanities and a spacious walk-in shower. Two additional bedrooms, one with its own walk-in closet, a full bathroom, and a laundry room complete the upper level for ultimate convenience. The fully developed legal basement suite features a private entrance, its own furnace and temperature control panel, a full kitchen, a laundry room, and a large rec room. With two additional bedrooms and a full bathroom, this suite is ideal for tenants, young adults, or extended family guests. Located just 16 minutes from downtown Calgary and 32 minutes to the mountains, this home offers unbeatable access to major roads, nearby schools, and parks. It is less than 5 minutes from Costco and other major shopping centers. There is new bus heads to Fish Creek LRT station. Don’t miss the opportunity to own this versatile and spacious home in one of Calgary’s best-connected and fastest-growing communities!

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