



**GRASSROOTS**  
REALTY GROUP

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**1130 Alpine Avenue SW**  
**Calgary, Alberta**

**MLS # A2256814**



**\$679,913**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

SHOWS 10/10 ! FORMER SHOWHOME with Perfect LOCATION! TONS OF UPGRADES - with DOUBLE DETACHED GARAGE and has A/C . Modern comfort / stylish functionality come together in this BRAND NEW, NEVER OCCUPIED HOME in the scenic and fast-growing community of Vermillion Hill. Welcome to 1130 Alpine Avenue SW—where every detail has been thoughtfully designed to elevate your lifestyle. Offering just under 1,800 sq ft of beautifully finished living space, this 3-bedroom, 2.5-bathroom home features a bright, open-concept layout that seamlessly connects the main living areas, creating an inviting space for both everyday living and entertaining. The main floor welcomes you with a sunlit great room, a spacious den perfect for home office or guest space, and a gourmet kitchen equipped with quartz countertops, stainless steel appliances, a large island with bar seating + full-height soft-close cabinetry. The adjacent dining area flows effortlessly to the rear deck—ideal for summer BBQs or relaxing in the fresh air. Luxury vinyl plank flooring, 9-foot ceilings, pot lighting, and a functional rear mudroom add to the home's thoughtful touches. Upstairs, you'll find a spacious primary suite with a generous walk-in closet and a private 4-piece ensuite featuring a single vanity, toilet, tub, and shower combination. Two additional bedrooms provide plenty of space for family or guests, and a versatile bonus room offers the perfect spot for a media area, lounge, or play space. A full 4-piece bathroom serves the secondary bedrooms, while the dedicated laundry room on this level adds everyday convenience with its own window and ample space for storage and organization. The unfinished basement includes 9-foot ceilings and a SEPARATE SIDE ENTRANCE, offering endless potential for future

development&mdash;whether media room, gym, or additional living space. The exterior is finished with durable Hardie Board siding, and the Double detached garage adds both functionality and curb appeal. Located just steps from the natural beauty of Fish Creek Park and close to Bragg Creek, Kananaskis, top-rated schools, Costco, and major routes like the West Calgary Ring Road, this home offers the perfect blend of tranquility and accessibility. Don&rsquo;t miss your opportunity to own this exceptional property in one of Calgary&rsquo;s most desirable new communities&mdash;schedule your private tour today and discover everything 1130 Alpine Avenue has to offer. **BOOK YOUR SHOWING NOW!**