



GRASSROOTS
REALTY GROUP

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26 Treeline Common SW
Calgary, Alberta

MLS # A2266336



\$1,029,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,351 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Views		

Heating: High Efficiency, Forced Air, Heat Pump

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stone

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: \$ 105

LLD: -

Zoning: DC

Utilities: -

Features: Bathroom Rough-in, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: TV wall mount, primary bedroom headboard decoration, heat pump,

Welcome to this incredible home in Alpine Park. This Wheeler model built by Homes By Dream offers a unique opportunity! Family friendly location fronts directly to a beautiful park with playground, picnic area, and a serene pathway leading to the covered front porch. Siding to a community garden on a wide lot with nearly 60 ft South-facing frontage brings lots of sunlight into the entire home. Incredible upgrades throughout including A/C and a heat pump, additional windows upgraded to a black frame, upgraded hardware and light fixtures, and engineered hardwood throughout the main and upper levels. Step into a gorgeous 2-storey living room with a gas fireplace and oversized South-facing windows bringing in tons of natural light. Bright dining area with plenty of space for a large table. The beautiful kitchen offers pristine full height white cabinetry with some wood tone lower cabinets, a large central island with waterfall quartz counters on two sides, upgraded stainless steel appliances with a built-in wall oven, built-in microwave, and countertop gas stove. Very easy to clean with push open cabinets and drawers, and lots of counterspace for prep! Whistler quartz counters throughout the home. Bonus walk-through pantry and butler's pantry leads straight to the mudroom and rear attached double garage with an 8 ft door. A private 2-pce bathroom completes the main floor. Upgraded glass railing on the incredible staircase up to the bedroom level. Watch the sunrise from your primary bedroom with a vaulted ceiling, large walk-in closet, and a 5-pce ensuite with a large 10mm glass shower with a bench and upgraded dual showerheads, separate soaker tub, & dual sink vanity. An open bonus room with vaulted ceiling, convenient upper laundry room, 2 large kids' rooms (one with walk-in closet), and a 4-pce upper bathroom with soaker tub/shower combo. The

unfinished basement has great potential with roughed-in plumbing and tall ceilings. This home is solar-ready plus has Hardie board siding. The 11 ft x 10 ft deck has a gas line for a bbq or fire pit and freedom to finish the yard as you imagine. The small monthly condo fee of \$104.82 includes the HOA fee for Alpine Park as well a snow removal in the lane and upkeep of greenspaces.