



**GRASSROOTS**  
REALTY GROUP

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**48 Treeline Lane SW**  
**Calgary, Alberta**

**MLS # A2278911**



**\$899,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park                        |               |                  |
| <b>Type:</b>     | Residential/House                  |               |                  |
| <b>Style:</b>    | 2 Storey                           |               |                  |
| <b>Size:</b>     | 2,392 sq.ft.                       | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached             |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                          |               |                  |
| <b>Lot Feat:</b> | Back Lane, Corner Lot, See Remarks |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 105 |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame, Wood Siding  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |
| <b>Inclusions:</b> | N/A   |                   |        |

Welcome to the Engler, an architectural two-storey that pairs standout design with day-to-day function, set in a prime front-facing position on Hearth Green. With the park right out front, you'll love having a natural gathering place for kids to run, neighbours to connect, or a quiet evening by the community firepit. Inside, the home makes an immediate impression with an open-concept plan filled with natural light, soaring two-storey windows, and a dramatic floating staircase with open black railing that keeps sightlines wide and the vibe airy. The kitchen is the true centrepiece, equal parts beautiful and practical, finished with two-tone cabinetry (white uppers raised to the ceiling and rich wood-grain lowers), crisp white quartz countertops, a white Silgranite sink, sleek black hardware, and a bold black backsplash that brings the whole look together. Cooking is a treat with a gas range plus built-in oven and microwave, while the open shelving beside the hood fan adds the perfect modern touch for styling and everyday convenience. Entertaining is effortless thanks to the full butler's bar, complete with a sink and space for an additional fridge or freezer, ideal for hosting, family movie nights, or keeping things organized when life gets busy. The dining area is bright and welcoming with a statement light fixture and sun pouring in throughout the day, flowing seamlessly into the open-to-above living room where a modern black tile fireplace surround mirrors the kitchen finishes for a cohesive, designer feel. At the back of the home, thoughtful locker-style built-ins and generous mudroom storage keep backpacks, boots, and winter gear neatly tucked away, because real life happens here, and this home is built for it. Upstairs, the winged bedroom layout creates privacy and smart separation: the vaulted owner's suite overlooks the backyard, while the secondary bedrooms are

positioned at the front of the home. You'll appreciate the balance of comfort and function with a spa-inspired ensuite, a spacious five-piece main bath for the kids, and a large upper laundry room that makes the daily routine smoother. The open-to-below upper hallway adds a loft-like feel and reinforces the bright, expansive atmosphere created by the home's abundant windows. Downstairs, 9' foundation walls offer excellent future development potential and a more open, comfortable basement feel. Outside, step onto your deck right off the patio doors, perfect for summer BBQs and morning coffee, plus enjoy the convenience of an attached double garage. Set in Alpine Park, this home is surrounded by a community built around connection: parks, pathways, and a future village centre with local shops and cafés on the way. With design inspired by Calgary's mountain, prairie, and urban influences, Alpine Park is crafted to encourage neighbourliness, and the Engler is a perfect match for that lifestyle.