

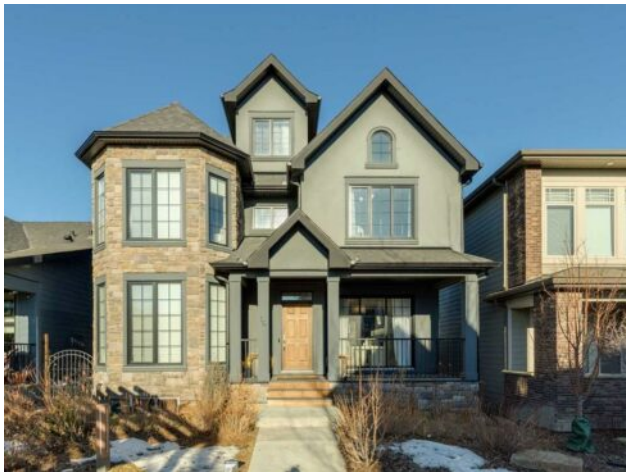


GRASSROOTS
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16 Treeline Lane SW
Calgary, Alberta

MLS # A2279893



\$950,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,364 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully designed former showhome by Dream in the sought after new community of Alpine Park. This detached two storey home with a third level loft features a smart, functional layout that prioritizes purposeful spaces over wide open floor plans, reflecting one of the leading design trends for 2026. The main floor features distinct yet connected living and dining areas that integrate seamlessly with outdoor spaces. Windows at both the front and back of the home allow natural light to flow throughout the day. The living and dining rooms sit on the west side of the home, anchored by a cozy gas fireplace. Sliding patio doors on both sides of the space create easy indoor and outdoor living and allow for flexible furniture arrangements. The kitchen is spacious and well designed, perfect for the home chef. A moody blue colour palette paired with crisp white cabinetry creates striking contrast against the rich hardwood floors. Features include upgraded stainless steel appliances, open shelving, a large island, and a corner walk through pantry. Just off the kitchen is a bright front flex room, ideal for a home office or playroom. A large south facing bay window fills the space with natural light and offers views of the private park across the street. A discreet powder room and rear mudroom lead to the full width back deck, yard, and oversized garage. The second level offers three generous bedrooms, including a primary retreat that impresses with a vaulted ceiling and sun filled atmosphere. The large walk in closet leads to a spa inspired ensuite featuring dual sinks, a standalone tub, and a full walk in shower. Two additional bedrooms, a four piece bathroom, and a conveniently located laundry room complete this level. The third level loft is a valuable upgrade from the standard plan and adds exceptional flexibility and square footage. This space is ideal for a media

room, play area, study space, or teen retreat, with views to the north toward downtown and to the south toward the mountains. This home is ideal for buyers seeking flexible living spaces, a low maintenance exterior with no shovelling, seamless indoor and outdoor flow, and elevated finishes throughout. Alpine Park offers the perfect balance of city and nature, located approximately 15 minutes from downtown Calgary and 30 minutes from the Rocky Mountains. Designed to bring people together, the community features parks, pathways, and convenient access to everyday amenities just minutes away. The small monthly condo fee of \$102 includes the HOA fee for Alpine Park as well a snow removal and upkeep of greenspace's' /common areas.