



**GRASSROOTS**  
REALTY GROUP

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**9 Treeline Avenue SW  
Calgary, Alberta**

**MLS # A2285122**

**\$749,900**



MODERN FARMHOUSE - AP1  
EXTERIOR COLOURS ARE NOT EXACT

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<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>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

The Apex 2 by Cardel Homes &mdash; a character laned home in Alpine Park. This 1668 sq. ft. single family home is designed for the buyer that values premium architectural style, a professional designed curated interior, a functional layout, thoughtful finishes, light-filled living spaces, a fantastic floor plan that features upgraded kitchen and bathroom designs, including front yard landscaping and double detached GARAGE. Photos are representative.