



GRASSROOTS
REALTY GROUP

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123 Treeline View SW
Calgary, Alberta

MLS # A2287262



\$924,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 120
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

FROM THE MOMENT YOU ENTER YOU WILL FALL IN LOVE WITH THIS MOVE-IN-READY UPGRADED CARDEL BUILT HOME. From the Exquisite kitchen with black cabinets, high end appliances, and stunning lighting, flooring, tile and countertop selections, this distinctive home has been tastefully designed for luxurious living and homeowner delight. Numerous upgrades complete this home such as motorized blinds, 9 foot ceilings on the main and basement level, built in sound system with receiver and electronic upgrades built into a false wall in the great room area, mounted TV in the main floor living room is connected to the receiver and wired in for technical perfection (just play and enjoy!). Find your Retreat In the private yard which features turf grass, barbecue gas line, aggregate concrete patio for your outdoor grilling adventures and private parties. This home has functionality and design perfection with main floor home-office space, built-in fireplace in the living room, 4 bedrooms and 3 bathrooms (with 2 ensuite baths) on the upper level for true family convenience. This home has street parking in the front and access to the OVERSIZED UPGRADED DOUBLE ATTACHED GARAGE AT THE REAR OF THE HOME, nicely reflecting the NEO-TRADITIONAL DESIGN PRINCIPLES OF THE ALPINE PARK COMMUNITY. This home permeates natural light due to its northwest backyard and southeast front facing orientation. Built to outlast nature's elements with hardyboard exterior, this home was constructed for lasting brilliance, and superb curb appeal. Check out the video tour, and buy this home and start enjoying luxurious living. Why wait to build when you have found the perfect place to call home.