



1094 Alpine Avenue SW
Calgary, Alberta

MLS # A2146263



\$839,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

WELCOME TO THIS BEAUTIFUL, BRAND NEW 3-bedroom, 2-storey home with over 2400 square feet of developed living space nestled in the new vibrant community of VERMILION HILL. This exceptional property boasts a 1 bedroom LEGAL BASEMENT SUITE with a SEPARATE SIDE ENTRANCE and a DOUBLE DETACHED GARAGE (currently under construction). Step inside and discover the abundance of UPGRADES that adorn this residence. The OPEN CONCEPT main floor beckons with its HIGH CEILINGS, inviting a spacious and radiant living room seamlessly connected to the kitchen. The kitchen is a chef's delight, featuring STAINLESS STEEL APPLIANCES, a BUILT-IN MICROWAVE, QUARTZ COUNTERS, a practical kitchen island, and a GENOUROUS SIZED PANTRY. Ascend to the upper level to find a COZY FAMILY ROOM perfect for relaxation, a generous primary bedroom equipped with a walk-in closet and a luxurious 4-piece ensuite bathroom. Completing the upper floor are two good sized bedrooms and convenient laundry. The FULLY DEVELOPED BASEMENT has a LEGAL SUITE with its own SIDE ENTRANCE. This 1 bedroom suite comes fully equipped with stainless steel appliances, a stylish 3-piece bathroom boasting a large vanity and a WALK-IN TILED SHOWER. Throughout the home, luxury vinyl plank flooring provides durability, reflecting the thoughtful design choices made in this home. DON'T MISS THE OPPORTUNITY to make this property your new home with the added benefit of a MORTGAGE HELPER SUITE or an enticing INVESTMENT OPPORTUNITY. Seize the chance to embrace a lifestyle of comfort, convenience, and modern elegance in the new community of Vermilion Hill. Schedule your viewing today and let this gem of a home captivate your heart! #DreamHome

#InvestmentOpportunity #LuxuryLiving