



**871 Alpine Drive SW  
Calgary, Alberta**

**MLS # A2148083**



**\$826,873**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,188 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Lake, Level, Street Lighting, Waterfront		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Ashton - Luxurious Living in Vermillion Hill! Discover this exceptional 3-bedroom, 2.5-bath home in Vermillion Hill. With 2108 sq. ft. of luxurious space, the Ashton features 9' knockdown ceilings, a side entrance, and a chef's dream kitchen with stainless steel appliances, an undermount sink, water line to the fridge, gas line to the range, walk-through pantry, and built-in microwave. The main floor includes an I.T. area, perfect for working from home. Enjoy LVP flooring throughout, paint grade railing with iron spindles, and an electric fireplace with wall detail. The 5-piece ensuite offers dual sinks, a soaker tub, a fully tiled shower with a bench, and a 6-mil sliding glass door. All bedrooms have walk-in closets for ample storage. The south-facing backyard features a 24'x12' wooden deck with a gas line for BBQs, perfect for outdoor entertaining. This home combines modern design with practical features. \*Photos are representative