



**12 Treeline Lane SW
Calgary, Alberta**

MLS # A2168003



\$759,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,344 sq.ft.	Age:	2022 (2 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 102
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

****Luxury brand new bungalow green court home in Alpine Park**** Welcome to 12 Treeline Lane SW, the LORETTE at 1,387 sq ft is a brand-new move-in ready home, featuring Alpine Park's popular new urbanist court model design with a rear double attached garage. The exterior features modern FARMHOUSE architecture with Hardie board siding and front porch. This home fronts Hearth Green, which features an outdoor park space that includes community gardens, outdoor fireplace and gathering areas. The interior palette showcases high quality finishings throughout, including vaulted great room, engineered hardwood flooring throughout main floor, quartz countertops throughout. The custom kitchen features HDF cabinetry in Alabaster with soft close doors and drawers, upgraded stainless steel appliances including a built-in fridge and hood fan, granite sink, and champagne bronze hardware. Located off the kitchen is a mudroom attached to the DOUBLE GARAGE. The main floor features a vaulted primary bedroom. Photos are representative.