



**GRASSROOTS**  
REALTY GROUP

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1058 Alpine Avenue SW  
Calgary, Alberta

MLS # A2170157



**\$759,000**

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Modern elegance awaits in this BRAND NEW, 4-bedroom, 3.5-bath detached home by Broadview Homes with tons of upgrades in Alpine Park; one of Calgary's newest communities! This Newport III model offers 2,392 sqft of meticulously designed living space, featuring a double detached garage with a roughed-in gas line and an addition of a 30A 240V subpanel for EV charging. Step inside to a sunlit south facing main floor with 9' ceilings and upgraded luxury vinyl plank flooring set the stage for sophisticated living. A striking floor-to-ceiling tile feature wall with a sleek fireplace creates a stunning focal point. The modern kitchen is a culinary masterpiece, boasting stainless steel appliances with gas stove, sleek shaker cabinetry and a quartz island offering additional seating for casual dining. The adjacent dining area offers a generous space for hosting, while a 2pc bath adds a touch of practical luxury. Upstairs, you'll find the same upgraded luxury vinyl planking throughout! A spacious bonus room offers the perfect hangout spot for movie nights and family gatherings, while a cozy desk nook provides an ideal space for working from home or a dedicated study area for children. The relaxing primary suite showcases a bright and spacious walk-in closet and an elegant 4-piece ensuite, complete with dual vanities and glass shower. Two additional bedrooms share a 3-piece bath that has been upgraded to 5' standup glass shower. Convenient upstairs laundry completes the top level! The fully developed basement offers a large recreation room, a 4th bedroom, 4pc bath, and an upgraded electrical panel to 200 amps! Perfectly situated in southwest Calgary, Alpine Park offers easy access to major highways like Stoney Trail and Macleod Trail, making commuting a breeze. Residents enjoy proximity to premier shopping and dining destinations,

including The Shops at Buffalo Run and the nearby amenities of Westhills and Signal Hill Centre. With schools, recreational facilities, and future plans for vibrant commercial hubs, Alpine Park is where community and lifestyle come together seamlessly. Don't miss your chance to own this stunning property—call today for a private showing and make this dream home yours!