



161 Treeline Avenue SW
Calgary, Alberta

MLS # A2178299



\$825,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,104 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this elegant home, where thoughtful upgrades and luxurious details define every space. Step into a welcoming foyer with upgraded railings, leading to a modern L-shaped kitchen complete with granite countertops and a premium stainless steel appliance package. The primary bedroom offers a true retreat, featuring a spa-inspired ensuite with a double vanity, upgraded granite countertops, a spacious soaking tub, a beautifully tiled shower, and a large walk-in closet. Upstairs, enjoy a third-level loft with a versatile bonus room and cozy den, both opening to a generous 213 sq ft vinyl balcony—perfect for relaxation and entertaining. Outside, a charming front porch adds curb appeal and a welcoming touch. This home combines elegance and comfort for an exceptional living experience.