



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

189 Treeline Avenue SW
Calgary, Alberta

MLS # A2178304



\$815,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,102 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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning home featuring modern upgrades and thoughtful design throughout. The inviting great room boasts a cozy electric fireplace and large windows that flood the space with natural light. The L-shaped kitchen is a chef's dream, complete with sleek granite countertops and an upgraded stainless steel appliance package that blends functionality with style. Elegant upgraded railings guide you from the main level to the upper floors, where a spacious third-level loft awaits. This unique bonus space includes a den—perfect for a home office or quiet retreat—and opens up to a generous 213 sq ft vinyl balcony. This additional outdoor area is ideal for entertaining, relaxing, or enjoying city views. Every detail in this home has been crafted for comfort and luxury, making it a truly exceptional find. Photos are representative.