



**GRASSROOTS**  
REALTY GROUP

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

**44 Treeline Manor SW**  
**Calgary, Alberta**

**MLS # A2182038**



**\$749,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

The Vista model by Calbridge with modern look elevation in Alpine Park! Also come with double garage and a good size deck! This home comes with 9 feet ceiling with luxury vinyl plank thorough the main level. The gourmand kitchen come with built in microwave, gas stove, upgraded refrigerator with all the way to the ceiling cabinets and quartz counter top. Huge windows allow lots of natural lights into the west facing living room. 9 feet ceiling upstairs offer a primary bedroom with walk in closet and ensuite come with double vanity. Two good size bedrooms, a 3 piece bathroom and convenient located laundry room completed the second floor. Basement is unspoiled and waiting for your own imagination!