



GRASSROOTS
REALTY GROUP

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169 Treeline Avenue SW
Calgary, Alberta

MLS # A2201340



\$712,500

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,641 sq.ft.	Age:	2025 (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, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to the Barwell. This 1641 sq ft quick possession by Calbridge Homes features 3 bedrooms, 2.5 baths and an upper floor laundry. This beautifully curated home comes with a side entry for potential future development, electric fireplace in the great room, upgraded railing and carpet with 8LB underlay. The interior selections hand picked by our designers feature a contemporary black and white color palette. Black lighting, hardware, and faucets throughout. With a sleek two-tone kitchen, you'll also find quartz throughout. Your primary bedroom comes with an impressive oversized walk-in closet and a large 5 piece ensuite complete with dual sinks and separate tub and shower. This home also comes with a 200 AMP electrical panel and has solar rough-in to the 20'0"x22'0" detached garage for future installation. Photos are representative.