



THE
A-TEAM

**RE/MAX
FIRST**

24 TREELINE Manor, Calgary T2Y 0R6

MLS® #: **A2095457**

Area: **Alpine Park**

Listing Date: **11/30/23**

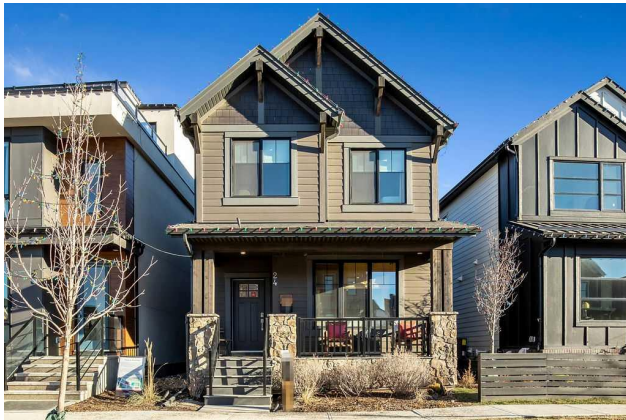
List Price: **\$934,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,529 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,937**

Low Sqft:

Ttl Sqft: **1,937**

DOM

171

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard,Lawn,Landscaped,Level,Zero Lot Line
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	13`0" x 15`5"
Kitchen	Main	19`1" x 8`3"
Bedroom - Primary	Upper	13`1" x 13`0"
Bonus Room	Upper	13`1" x 12`0"
Bedroom	Upper	9`3" x 11`0"
Laundry	Upper	6`5" x 6`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`1" x 11`0"
2pc Bathroom	Main	
5pc Ensuite bath	Upper	
4pc Bathroom	Upper	
Bedroom	Upper	9`5" x 10`3"
Bedroom	Basement	11`6" x 11`0"

4pc Bathroom Game Room	Basement Basement	11`10" x 10`0"	Media Room	Basement	14`5" x 14`0"			
Legal/Tax/Financial								
Title: Fee Simple		Zoning: R-G						
Fee Freq: Monthly								
Legal Desc:		2111901	Remarks					
Pub Rmks:								
		Enjoy luxury living in the estate community of Alpine Park. A rare opportunity to own your very own Calbridge Showhome with a lease back program option depending on possession. This fully furnished home showcases gleaming hard surface flooring throughout and a central galley style kitchen with slow close cabinets that reach to the ceiling, stainless steel appliances, a butler pantry area, distinctive leather finished granite counters and an inviting island. Adjacent is the bright dining room with direct access to your private deck and yard. Opposite of the kitchen is a large living room with a sleek gas fireplace. The main floor is complete with a ½ bath and a pocket office perfect for those who work from home or as a homework zone. As you head upstairs notice the bright stairwell and elegant railing. This level offers a central bonus room with tray ceiling detail, 2 well sized bedrooms, a 4-pc main bath with stone counters, and a convenient upper-level laundry room including a folding counter. The luxurious primary room has a tray ceiling detail and plenty of room with a large WIC and a spa inspired ensuite including a sumptuous soaker tub, dual sink vanity, and rejuvenating tile shower. The lower level is complete with a large rec room and a wet bar perfect for gatherings, a 4pc bath and an additional bedroom or gym. Enjoy the comforts of air conditioning, custom drapes, designer lights, upgraded plumbing fixtures and a double detached garage. This home is perfectly situated on a quiet street, in a master planned community, close to the mountains, downtown, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the showhome today!						
Inclusions:		All furniture and art work						
Property Listed By:		CIR REALTY						

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



