



THE
A-TEAM

RE/MAX
FIRST

92 TREELINE Common, Calgary T2Y0S3

MLS® #: **A2115807**

Area: **Alpine Park**

Listing Date: **03/18/24**

List Price: **\$859,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,718 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,286**

Low Sqft:

Ttl Sqft: **2,286**

DOM

62

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Zero Lot Line**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	12`0" x 13`0"
Bonus Room	Upper	12`6" x 13`6"
Bedroom	Upper	9`6" x 10`0"
Bedroom	Upper	9`0" x 11`6"

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
Kitchen	Main	14`6" x 14`0"
Living Room	Main	16`6" x 19`0"
Bedroom - Primary	Upper	12`0" x 13`6"
Bedroom	Upper	9`8" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks: **Welcome to the Kidd by Calbridge home in Alpine Park, where contemporary luxury meets functional design. Step into an inviting main level den, perfect for work or relaxation, before entering the expansive open concept living area. The kitchen, complete with a spacious island, seamlessly integrates with the dining and living spaces, ideal for entertaining guests or enjoying family time. Upstairs, discover four bedrooms, including a lavish primary bedroom with a walk-in closet and ensuite featuring a double vanity, separate soaker tub, and shower. A vaulted ceiling enhances the charm of the bonus room, offering a versatile space for leisure. Convenience is at your fingertips with an upper-level laundry room. Outside, a rear attached double car garage provides secure parking and additional storage. Experience the epitome of modern living in this meticulously crafted home, where luxury, comfort, and functionality converge effortlessly.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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







