



THE
A-TEAM

**RE/MAX
FIRST**

262 ALPINE Boulevard, Calgary T2Y 0T9

MLS® #: **A2116015**

Area: **Alpine Park**

Listing Date: **03/19/24**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2024

Lot Information

Finished Floor Area

Lot Sz Ar:

1,974 sqft

Lot Shape:

Abv Sqft:

1,759

Low Sqft:

Ttl Sqft:

1,759

DOM

61

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Cement Fiber Board,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer

Int Feat:

Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)

Utilities:

Room Information

Room

Great Room

Dining Room

4pc Ensuite bath

Bedroom

Bedroom

Level

Main

Main

Upper

Upper

Upper

Dimensions

13`1" x 13`7"

13`3" x 11`6"

0`0" x 0`0"

9`6" x 10`2"

11`1" x 10`7"

Room

2pc Bathroom

Bedroom - Primary

Bonus Room

4pc Bathroom

Level

Main

Upper

Upper

Upper

Dimensions

0`0" x 0`0"

13`1" x 12`7"

13`0" x 10`4"

0`0" x 0`0"

Title: Fee Simple		Zoning: TBD	
Legal Desc:	TBD		Remarks
Pub Rmks:	Introducing the Bennet Townhome crafted by Genesis Builders, where contemporary sophistication harmonizes with everyday comfort. This 3-bedroom, 2.5-bathroom abode showcases an inviting open-concept design, ideal for both lively gatherings and tranquil family moments. The heart of the home is its expansive kitchen, highlighted by a generous island adorned with quartz countertops, while the living area exudes warmth with its electric fireplace. Flooded with natural light, the space exudes an effortless sense of spaciousness. Upstairs, the primary bedroom beckons with an ensuite boasting a double vanity and a spacious walk-in closet. A versatile central bonus room offers endless possibilities, from a home office to a cozy media retreat. Completing the picture is the convenience of a single attached garage, rounding out the modern convenience of the Bennet Townhome. *Photos are representative*		
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

