



THE
A-TEAM

**RE/MAX
FIRST**

871 ALPINE Drive, Calgary T2Y0S7

MLS® #: **A2148083** Area: **Alpine Park** Listing Date: **07/09/24** List Price: **\$799,200**
 Status: **Active** County: **Calgary** Change: **-\$17k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,187**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,724 sqft** Ttl Sqft: **2,187**
 Lot Shape:

DOM

135
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Lake,Level,Street Lighting,Waterfront**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Pantry,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	12`5" x 13`8"
Great Room	Main	13`0" x 13`10"	Bedroom - Primary	Upper	13`0" x 14`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	12`1" x 14`0"
Bedroom	Upper	9`4" x 12`4"	Bedroom	Upper	9`4" x 12`4"
5pc Bathroom	Upper	0`0" x 0`0"	Nook	Main	10`0" x 12`10"



