

871 ALPINE Drive, Calgary T2Y0S7

A2148083 **Alpine Park** Listing 07/09/24 List Price: **\$799,200** MLS®#: Area:

Status: Active County: Calgary Change: -\$17k, 18-Oct Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2024 **Lot Information**

Lot Sz Ar: Lot Shape: Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 3,724 sqft 2,187

<u>Parking</u>

DOM

135

Layout

Beds:

Baths:

Style:

2,187

Ttl Park: 4 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Lake, Level, Street Lighting, Waterfront

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Sewer: Flooring:

Ext Feat: **Private Entrance** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

Office Main 6`3" x 7`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2210112**

Remarks

Pub Rmks:

Welcome to The Ashton - Luxurious Living in Vermillion Hill! Discover this exceptional 3-bedroom, 2.5-bath home in Vermillion Hill. With 2108 sq. ft. of luxurious space, the Ashton features 9' knockdown ceilings, a side entrance, and a chef's dream kitchen with stainless steel appliances, an undermount sink, water line to the fridge, gas line to the range, walk-through pantry, and built-in microwave. The main floor includes an I.T. area, perfect for working from home. Enjoy LVP flooring throughout, paint grade railing with iron spindles, and an electric fireplace with wall detail. The 5-piece ensuite offers dual sinks, a soaker tub, a fully tiled shower with a bench, and a 6-mil sliding glass door. All bedrooms have walk-in closets for ample storage. The south-facing backyard features a 24'x12' wooden deck with a gas line for BBQs, perfect for outdoor entertaining. This home combines modern design with practical features. *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







