



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1272 ALPINE Avenue, Calgary T2Y 0T1**

MLS® #: **A2156013**      Area: **NONE**      Listing Date: **08/13/24**      List Price: **\$719,000**  
 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: **2,610 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,719**  
 Low Sqft:  
 Ttl Sqft: **1,719**

DOM

**36**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Cement Fiber Board,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,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>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 12`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 11`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`10" x 17`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 13`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 10`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`6" x 10`6"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`8" x 2`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

**4pc Ensuite bath**

**Upper**

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-G**

Legal Desc:

**0**

Remarks

Pub Rmks:

**Vermilion Hill - 1272 Alpine Avenue SW: BUILD YOUR DREAM HOME in PHASE 3 of Vermilion Hill! PRE-CONSTRUCTION OPPORTUNITY. Choose ALL your UPGRADES and FINISHES. Valencia model built by Shane Homes features 1,719 sq ft, 3 bedrooms, 2.5 bathrooms, and a detached double car garage. The main floor features an open floor plan with an L-shaped kitchen with an island offering additional seating and a large walk-in pantry; a central dining area, living room, and 2 piece powder room. The upper level features a primary bedroom with walk-in closet, 4 pc bathroom with a dual sink vanity; 2 additional bedrooms, a bonus room, 4 piece main bathroom, stacked laundry, and linen closet. The lower level basement remains unspoiled with upgrades including a separate side entry and 9' basement foundation. Some optional upgrades to this floor plan include: spice kitchen and basement development. One of Calgary's newest Southwest Communities, Vermilion Hill is a MUST VISIT with the perfect location for those who love the outdoors. Future plans include playgrounds, parks, a designated middle school and shopping centre.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Real Estate (Central)**

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