



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2156013**      Area: **NONE**      Listing **08/13/24**      List Price: **\$730,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **+\$11k, 13-Nov**      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: **1,798**  
 Low Sqft:  
 Ttl Sqft: **1,798**

DOM

**112**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 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,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,Open Floorplan,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>13`0" x 15`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`8" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`2" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 10`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>11`2" x 13`10"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`11" x 3`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	

3pc Ensuite bath

Upper

Bedroom  
Legal/Tax/Financial

Main

11`4" x 9`5"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

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. Welcome to the Vilano II Model built by Shane Homes featuring 1,798 sq ft, 4 bedrooms, 3 full bathrooms, and a detached double car garage. The main floor has a functional layout with luxury vinyl plank throughout. The open kitchen is located at the rear of the home overlooking the backyard, with stainless steel appliances, an island with additional storage, and seating which opens to the spacious breakfast nook. Additionally, the main floor includes a spacious living room and a main floor bedroom that can be used as a den, with second-door ensuite access to the 3 pc main bathroom. The mud room at the rear of the home provides access to the backyard deck. The upper level has a large primary bedroom with a walk-in closet and 3 pc ensuite; 2 additional bedrooms; a central bonus room; a 4 pc main bathroom, laundry, and linen closet. The basement remains unspoiled with separate side entry. 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. Call for more info!**

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**