

702 ALPINE Avenue, Calgary T2Y0V5

| MLS®#: | A2156501 | Area: | Alpine Park | Listing | 08/09/24 | List Price: \$586,000 |
|---------|----------|---------|-------------|------------------|----------|------------------------------|
| Status: | Active | County: | Calgary | Date: Change: | None | Association: Fort McMurray |



| eral Information | | | | DOM | |
|-------------------|---------------|-------------------|-------|---------------|-----------|
| Type: | Residential | | | 40 | |
| Туре: | Row/Townhouse | 2 | | <u>Layout</u> | |
| /Town: | Calgary | Finished Floor Ar | ea | Beds: | 3 (3) |
| Built: | 2024 | Abv Sqft: | 1,724 | Baths: | 3.0 (3 0) |
| <u>nformation</u> | | Low Sqft: | | Style: | 3 Storey |
| Sz Ar: | 1,033 sqft | Ttl Sqft: | 1,724 | | |
| Shape: | | | | Parking | |
| | | | | 5 | - |
| | | | | Ttl Park: | 2 |
| | | | | Garage Sz: | 2 |
| ess: | | | | | |
| eat: | Back Lane | | | | |
| Feat: | Double Garage | Attached | | | |

Utilities and Features

| Roof: Heating: Sewer: | Asphalt Shingle Forced Air,Natural Gas | | Construction: Cement Fiber Board,Stuc Flooring: | co,Wood Frame | |
|---|---|---|--|---|--|
| Ext Feat: | Balcony | | Carpet, Tile, Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete | | |
| Kitchen Appl: Int Feat: Utilities: | · · · | icrowave,Range,Refrigerator,Wash imal Home,No Smoking Home,Oper | er n Floorplan,Pantry,Stone Counters,V Room Information | Valk-In Closet(s) | |
| Room 4pc Bathroom 4pc Ensuite ba Great Room Bedroom Loft | | Dimensions 0`0" x 0`0" 0`0" x 0`0" 11`0" x 11`9" 8`2" x 11`8" 9`6" x 11`8" | <u>Room</u> 4pc Bathroom Office Dining Room Bedroom - Primary Bedroom | <u>Level</u> Third Main Second Third Third | Dimensions 0`0" x 0`0" 8`0" x 10`0" 12`0" x 9`0" 12`6" x 11`8" 8`2" x 11`8" |

| | Legal/Tax/Financial |
|--------------------------|---|
| Title: | Zoning: |
| Fee Simple | DC |
| Legal Desc: | 2312347 |
| | Remarks |
| | |
| Pub Rmks: | Welcome to the Haley by Genesis Builder Group, a stunning 3-bedroom, 3-bathroom townhome designed for modern living. This home features a double attached garage and a host of premium upgrades, including a gas line behind the range and an added BBQ gas line for the balcony, perfect for culinary enthusiasts. The open-concept main level creates a seamless flow for entertaining and family gatherings. The middle level boasts a bedroom and full bath, while the upper level offers two master bedrooms, each with its own ensuite for ultimate privacy and comfort. Situated in a prime south-facing location, this home overlooks a future school site. Enjoy the convenience of a smart home package, moving concierge service, solar rough-in, and an electric vehicle charge station. With no condo fees, the Haley combines luxury and practicality for your ideal living experience. Photos are representative. |
| Pub Rmks: Inclusions: | garage and a host of premium upgrades, including a gas line behind the range and an added BBQ gas line for the balcony, perfect for culinary enthusiasts. The open-concept main level creates a seamless flow for entertaining and family gatherings. The middle level boasts a bedroom and full bath, while the upper level offers two master bedrooms, each with its own ensuite for ultimate privacy and comfort. Situated in a prime south-facing location, this home overlooks a future school site. Enjoy the convenience of a smart home package, moving concierge service, solar rough-in, and an electric vehicle charge station. With no condo fees, |

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