



90 TREELINE Gardens, Calgary T2Y 0W6

MLS® #: **A2162519** Area: **Alpine Park** Listing Date: **09/17/24** List Price: **\$989,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,288 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,546**
 Low Sqft:
 Ttl Sqft: **1,546**

DOM

158
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Level, Square Shaped Lot, Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Brick, Cement Fiber Board, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 13`6"
Dining Room	Main	14`3" x 9`0"
5pc Ensuite bath	Main	7`0" x 16`0"
Laundry	Main	6`0" x 6`0"
Game Room	Basement	20`1" x 16`6"
Bedroom	Basement	13`0" x 11`0"

Room	Level	Dimensions
Kitchen	Main	14`6" x 11`5"
Bedroom - Primary	Main	13`0" x 12`8"
Mud Room	Main	6`0" x 7`3"
Loft	Upper	12`6" x 13`2"
Bedroom	Basement	13`11" x 10`7"
4pc Bathroom	Basement	11`2" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$91**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **TBV**

Legal Desc:

2310951

Remarks

Pub Rmks:

Welcome to "The Schaffer", a stunning example of luxury single-level living that's been meticulously crafted to offer both style and comfort. With over \$200,000 in upgrades, this home showcases the best in modern design, featuring vaulted ceilings throughout the living space, creating an open and airy atmosphere that enhances every corner of the home. The soaring ceilings extend into the primary bedroom, transforming it into a serene retreat with architectural elegance, making it the perfect space to unwind. An expansive open-concept layout forms the heart of this home, anchored by a large L-shaped kitchen with a spacious island, which flows seamlessly into the dining area. Natural light floods the space, pouring in from the large windows that wrap around the home, providing a bright and welcoming environment from dawn till dusk. The cozy loft area, complete with its own electric fireplace, offers a comfortable additional space for relaxation or entertaining, adding a touch of warmth and intimacy. The fully finished basement is an entertainer's dream, boasting two additional bedrooms, a large recreation room featuring an electric fireplace, and a rough-in for a future wet bar, ideal for hosting gatherings or simply enjoying quiet evenings at home. Whether it's for movie nights or social events, this space is designed to meet all your needs. Built on a unique lot with almost 60 feet of frontage, ****The Schaffer**** stands out with its wide and distinctive floor plan, a rare find in today's market. The expansive frontage not only allows for an exceptional layout but also offers beautiful curb appeal and spaciousness that truly sets this home apart. Out front, you'll find a shared green space, thoughtfully designed with several meeting areas, well-treed landscaping, and perfect spots to enjoy the outdoors with family and neighbors. It's an inviting extension of your home, offering both community and privacy in a beautifully maintained setting. The Schaffer is more than just a home—it's a lifestyle. With its luxurious finishes, versatile spaces, and unique architectural details, it's designed to cater to both your everyday living needs and your desire for elegance. Whether you're cozying up by the fireplace, hosting friends at the built-in bar, or enjoying the serene outdoor spaces, this home offers an unparalleled living experience.

Inclusions:

N/A

Property Listed By:

Real Broker

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

