



THE
A-TEAM

**RE/MAX
FIRST**

12 TREELINE Lane, Calgary T2Y0S2

MLS®#: **A2168003** Area: **Alpine Park** Listing Date: **09/23/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **-\$40k, 09-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,099 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,343**
 Low Sqft:
 Ttl Sqft: **1,343**

DOM

89
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Dining Room	Main	9`10" x 15`0"	Family Room	Main	14`4" x 17`4"
Office	Main	11`6" x 8`4"	Bedroom - Primary	Main	15`0" x 12`0"

Legal/Tax/Financial

Condo Fee: **\$102** Title: **Fee Simple** Zoning: **TBD**

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: ****Luxury brand new bungalow green court home in Alpine Park** Welcome to 12 Treeline Lane SW, the LORETTE at 1,387 sq ft is a brand-new move-in ready home, featuring Alpine Park's popular new urbanist court model design with a rear double attached garage. The exterior features modern FARMHOUSE architecture with Hardie board siding and front porch. This home fronts Hearth Green, which features an outdoor park space that includes community gardens, outdoor fireplace and gathering areas. The interior palette showcases high quality finishings throughout, including vaulted great room, engineered hardwood flooring throughout main floor, quartz countertops throughout. The custom kitchen features HDF cabinetry in Alabaster with soft close doors and drawers, upgraded stainless steel appliances including a built-in fridge and hood fan, granite sink, and champagne bronze hardware. Located off the kitchen is a mudroom attached to the DOUBLE GARAGE. The main floor features a vaulted primary bedroom. Photos are representative.**

Inclusions:
Property Listed By: **N/A
Bode Platform Inc.**

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













