



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 TREELINE Lane, Calgary T2Y0S2**

MLS®#: **A2168003** Area: **Alpine Park** Listing **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** Finished Floor Area  
 Year Built: **2022** Abv Sqft: **1,343**  
 Lot Sz Ar: **3,099 sqft** Low Sqft:  
 Lot Shape: Ttl Sqft: **1,343**

DOM

**36**  
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** Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 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
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 15`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`4" x 17`4"</b>
<b>Office</b>	<b>Main</b>	<b>11`6" x 8`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 12`0"</b>

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**













