



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
Year Built: 2022
Lot Information
Lot Sz Ar: 3,099 sqft
Lot Shape:

DOM

59
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Dining Room, Office, 4pc Ensuite bath, Family Room, and Bedroom - Primary.

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













