

**3pc Bathroom
Bedroom**

**Third
Third**

10`8" x 8`6"

Bedroom

Third

9`0" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$257

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **0000000**

Remarks

Pub Rmks: **Step into the Magnolia model by Homes by Avi, a three-storey townhome that effortlessly combines practicality with modern style. Perfect for first-time buyers, downsizers, or savvy investors, this thoughtfully designed home offers everything you need and more. On the main floor, you're greeted by an attached two-car garage, a welcoming entrance, and a flexible space that adapts to your lifestyle—whether it's a cozy den, a creative studio, or the ultimate work-from-home setup. The second floor is the heart of the home, boasting an open-concept layout that seamlessly connects the living room, dining area, and kitchen—a dream for hosting or simply unwinding. A built-in computer nook adds functionality, while the 2-piece bathroom and rear balcony provide everyday convenience and a serene spot to enjoy your morning coffee or evening sunsets. The third floor is where comfort meets practicality, featuring three bedrooms, a 3-piece main bath, and a dedicated laundry room. The primary suite is your personal retreat, complete with a walk-in closet and a private 3-piece ensuite. Located in the vibrant community of Alpine Park, Woodland is steps from the picturesque Central Park, a future school site, and charming local shops and cafés. Fish Creek Park is just a 5-minute drive away for outdoor adventures, while quick access to Stoney/Tsuut'ina Trail and Highway 22X makes commuting a breeze—whether you're heading downtown in 20 minutes or escaping to the mountains in 30. Nearby amenities like Costco and the Taza Shopping Centre add to the convenience, and living in Alpine Park's 'dark sky community' brings a peaceful touch of wilderness to your doorstep. This isn't just a home; it's your gateway to a lifestyle filled with comfort, connection, and adventure.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







PROJECT: WOODLAND @ ALPINE PARK
INTERIOR FINISHING
Draw for the interior finishings is based on the architectural drawings and is subject to change without notice. The finishings are subject to product availability.

Homes by **AVI**
 06.19.24

CASING PROFILE 2 1/2" W/ID:

BASEBOARD PROFILE 4" FLAT:

STUCCO WALL CAPING PROFILE:

INTERIOR DOOR PROFILE: BERLEY

EXTERIOR DOOR HANDLE: LAM CLEMITE

UPGRADE: KEYLESS ENTRY

BASEBALL PROFILE: (Half Gable)

HOMES BY AVI RESERVES THE RIGHT TO MAKE MODIFICATIONS OR SUBSTITUTIONS WITHOUT NOTICE. SUBJECT TO PRODUCT AVAILABILITY.

CABINETS: Kitchen & Bath OPTIONS:

| | | |
|-------------|-------------|--------------|
| | | |
| Cotton Mist | Suede Stone | Sheer Beauty |

LAMINATE COUNTER TOPS: Bathrooms OPTIONS:

| | | |
|-----------|------------------|----------|
| | | |
| Cool Chic | Weathered Bronze | Pristine |

QUARTZ COUNTER TOPS: Kitchen OPTIONS:

| | | |
|---------------|------------|------------|
| | | |
| Organic White | Coral Clay | Stone Grey |

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KITCHEN & BATHROOM WALL TILE:

Ceruzzi - Essential Series
 6" x 12" Subway Tile - Blanco Matte

UPGRADE OPTIONS: Kitchen Backsplash & Bathroom Wall Tile

| | |
|--|---|
| | |
| Essential Series subway tile 1.5x Ceramic-Greystone Gorge | Essential Series subway tile 1.5x Ceramic-Greystone Bronze |

LVP FLOORING: Main Entry, 2nd Floor (1/2 Bath, Kitchen, Dining & Living Room), Main Bath, Bedroom & Laundry

| | | |
|----------------|---------------|------------|
| | | |
| Toasted Almond | Golden Fleece | Grey Spark |

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UPGRADE OPTION: Glossed Porcelain Tile
 Main Entry - 1/2 Bath - Main Bath - Ensuite

Frameless Edge

CARPET: Stair, Bedroom & Hallway

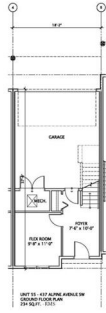
| | |
|-------|------------|
| | |
| Honey | Roll Cloud |

Main Light Fixture

Main Light Fixture (Woodbury)

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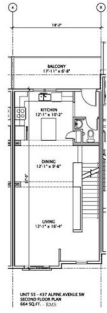
NOTE: Area size was calculated by applying the RMS measurements to blueprints provided by the builder.



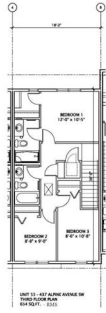
UNIT 55 - 437 ALPINE AVENUE SW
SECOND FLOOR PLAN
12/24/21 - 10/21

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55, 437 Alpine Avenue SW - Unit 55 BM4g 8



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November 8, 2021