



THE
A-TEAM

**RE/MAX
FIRST**

161 TREELINE Avenue, Calgary T2Y0S1

MLS®#: **A2178299**

Area: **Alpine Park**

Listing Date: **11/12/24**

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,755 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,104**

Low Sqft:

Ttl Sqft: **2,104**

DOM

9

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Stone,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Metal Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"
Great Room	Main	14`0" x 13`0"
Bedroom	Second	10`9" x 9`4"
Den	Third	8`6" x 13`0"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Dining Room	Main	10`3" x 12`6"
Bedroom - Primary	Second	12`6" x 13`0"
Bedroom	Second	10`0" x 9`4"
Bonus Room	Third	13`11" x 14`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310435

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this elegant home, where thoughtful upgrades and luxurious details define every space. Step into a welcoming foyer with upgraded railings, leading to a modern L-shaped kitchen complete with granite countertops and a premium stainless steel appliance package. The primary bedroom offers a true retreat, featuring a spa-inspired ensuite with a double vanity, upgraded granite countertops, a spacious soaking tub, a beautifully tiled shower, and a large walk-in closet. Upstairs, enjoy a third-level loft with a versatile bonus room and cozy den, both opening to a generous 213 sq ft vinyl balcony—perfect for relaxation and entertaining. Outside, a charming front porch adds curb appeal and a welcoming touch. This home combines elegance and comfort for an exceptional living experience.**

Inclusions: **N/A**
Property Listed By: **Bode**

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





