

189 TREELINE Avenue, Calgary T2Y0S1

MLS®#: **A2178304** Area: **Alpine Park** Listing Date: **11/12/24** List Price: **\$815,000**
 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: **2,551 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,101**
 Low Sqft:
 Ttl Sqft: **2,101**

DOM

8
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,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Dining Room	Main	10`3" x 12`6"
Great Room	Main	14`0" x 13`0"	Bedroom - Primary	Second	13`3" x 13`0"
Bedroom	Second	10`9" x 9`4"	Bedroom	Second	10`0" x 9`4"
Den	Third	8`6" x 13`0"	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 stunning home featuring modern upgrades and thoughtful design throughout. The inviting great room boasts a cozy electric fireplace and large windows that flood the space with natural light. The L-shaped kitchen is a chef's dream, complete with sleek granite countertops and an upgraded stainless steel appliance package that blends functionality with style. Elegant upgraded railings guide you from the main level to the upper floors, where a spacious third-level loft awaits. This unique bonus space includes a den—perfect for a home office or quiet retreat—and opens up to a generous 213 sq ft vinyl balcony. This additional outdoor area is ideal for entertaining, relaxing, or enjoying city views. Every detail in this home has been crafted for comfort and luxury, making it a truly exceptional find. Photos are representative.**

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

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





