



THE
A-TEAM

**RE/MAX
FIRST**

210 ALPINE Avenue, Calgary T2Y 0R8

MLS®#: **A2180676** Area: **Alpine Park** Listing Date: **11/24/24** List Price: **\$599,000**
 Status: **Active** County: **Calgary** Change: **+\$10k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **1,797 sqft**
 Lot Shape: **See plot plan for exact dimensions located in the supplements.**

Finished Floor Area
 Abv Sqft: **1,736**
 Low Sqft:
 Ttl Sqft: **1,736**

DOM

27
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Up/Down**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot,Landscaped**
 Park Feat: **Double Garage Attached,Rear Drive**

Utilities and Features

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

Construction: **Brick,Cement Fiber Board**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	55`0" x 45`5"	Dining Room	Second	38`7" x 34`5"
2pc Bathroom	Second	15`7" x 18`4"	Kitchen	Second	40`5" x 37`6"
Pantry	Second	15`10" x 16`2"	Balcony	Second	18`4" x 18`1"
5pc Ensuite bath	Third	16`5" x 38`7"	4pc Bathroom	Third	27`8" x 16`2"
Bedroom - Primary	Third	37`6" x 37`6"	Laundry	Third	20`3" x 26`0"
Bedroom	Third	32`10" x 26`3"	Bedroom	Third	32`10" x 28`9"
Entrance	Main	21`11" x 23`0"	Bedroom	Main	27`8" x 30`11"
Mud Room	Main	12`4" x 17`9"	Storage	Basement	47`7" x 41`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC
 Legal Desc: **2111901**

Remarks

Pub Rmks: **Did you say "No Condo Fees"? I sure did. Note Alpine Park as a community you must visit along your home search journey. This community is situated just off Stoney Trail in the SW quadrant and close proximity to the new Taza Development. The Developer "Dream" has committed to some bold planning ideas in this area and you wouldn't want to miss out on this new community before you're priced out. Pleased to deliver the former Genesis show home which has never been lived in; that's right, just like brand new. Constructed on an oversized corner lot (one of the largest lot sizes for these style of homes) which allows extra windows and natural light putting this home a tier above any interior unit on the street. Professional landscaping has been completed comprising of several trees and shrubs completed with underground sprinklers making an effortless transition to this home. You will enjoy an impressive open floor plan thanks to oversized windows that flood the space with natural light from the South facing view. The high-end features include stainless steel appliances with a gas line already installed to the range and BBQ for the chefs in the family to enjoy, quartz countertops, 9' ceilings, functional kitchen and walk in pantry, luxury vinyl plank flooring, a well placed upper floor laundry with a washer and dryer already there to make life a little bit easier, and much more - please take a look at the list of extensive upgrades provided. Additional perks include a double attached garage at the rear with an upgraded Carriage style garage door and wall mounted heaters for convenience, and security. Don't forget a unique bedroom/flex room on the ground level that could be a dedicated separate office area with its own exterior entrance; perfect for professionals working from home and wanting to balance that work/life balance without having the dreaded drive to the office. Contact an agent, book a showing, make an offer. We would love for to you check it out. Note that some Photos have been Virtually Staged.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











