



THE
A-TEAM

**RE/MAX
FIRST**

44 TREELINE Manor, Calgary T0L 1W0

MLS® #: **A2182038** Area: **Alpine Park** Listing Date: **12/03/24** List Price: **\$749,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,755 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,693**
 Low Sqft:
 Ttl Sqft: **1,693**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 20`6"	Mud Room	Main	7`8" x 6`5"
2pc Bathroom	Main	4`10" x 5`2"	Living Room	Main	13`9" x 14`0"
Entrance	Main	5`2" x 6`0"	5pc Ensuite bath	Upper	9`3" x 10`3"
3pc Bathroom	Upper	9`3" x 4`11"	Bedroom	Upper	9`3" x 10`5"
Bedroom	Upper	9`3" x 10`5"	Bedroom - Primary	Upper	12`11" x 12`8"
Laundry	Upper	5`7" x 6`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111901

Zoning:
R-G

Remarks

Pub Rmks: **The Vista model by Calbridge with modern look elevation in Alpine Park! Also come with double garage and a good size deck! This home comes with 9 feet ceiling with luxury vinyl plank thorough the main level. The gourmand kitchen come with built in microwave, gas stove, upgraded refrigerator with all the way to the ceiling cabinets and quartz counter top. Huge windows allow lots of natural lights into the west facing living room. 9 feet ceiling upstairs offer a primary bedroom with walk in closet and ensuite come with double vanity. Two good size bedrooms, a 3 piece bathroom and convenient located laundry room completed the second floor. Basement is unspoiled and waiting for your own imagination!**

Inclusions:
Property Listed By: **n/a**
Grand Realty

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









