



GRASSROOTS
REALTY GROUP

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**74 Alpine Gardens SW
Calgary, Alberta**

MLS # A2293506

\$1,099,900



Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,448 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 97
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Discover your dream home in this 2025 build Foursquare style design, blending timeless character with a practical layout, thoughtful details, and PARK-FRONT Living! Located in one of Calgary's newest community, Alpine Park, this home features a symmetrical design, 5 BEDROOMS and a welcoming covered front porch, making it a perfect spot to relax while watching the kids play in the front park. With over 3,500 sf of finished space, this layout is both functional and beautiful. The exterior is finished with HARDIE BOARD siding and brick, while inside, warm hardwood floors, and elevated ceilings bring comfort and style together. The kitchen is fitted with quartz counters, a spacious potential walk-through pantry, stainless steel appliances including a GAS RANGE & built in oven, it flows seamlessly into the living room featuring expansive windows allowing the space to fill with natural light, highlighted by a stunning brick wall and gas fireplace. The semi-formal dining room with 10' ceilings makes for a more intimate overall dining experience with family/friends. Rounding out the main floor is the stunning office/flex room with four large windows with great views of the park. Upstairs offers three generously sized bedrooms, and a bonus room - for gathering or retreat. The primary suite is a standout, complete with a freestanding tub, large tile shower, double vanities. It also features an impressive walk-in closet, and a thoughtful layout that adds everyday ease and flow. The fully finished basement expands the living space with two additional spacious bedrooms, 4pc bathroom, and a rec/media room. Additional highlights include a side covered porch w/ bbq gas line, REAR ATTACHED DOUBLE GARAGE, and the Alberta New Home Warranty. Plus easy access to the mountains, via Stoney trail, and just minutes from Costco, shopping, parks, schools, dining, and scenic walking

paths!