GRASSROOTS REALTY GROUP

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338 Alpine Boulevard SW
Calgary, Alberta

MLS # A2300456

$575,830

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,465 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Rowan — a beautiful, fully finished end-unit offering over 2,000 sq ft of thoughtfully designed living space, with 4 bedrooms and 3.5 bathrooms, complete with a double attached garage, all with no condo fees. The main floor is bright, open, and inviting. The spacious living room flows seamlessly into the dining area and a stylish chef’s kitchen, where quartz countertops provide ample prep space and casual seating. Beautiful cabinetry and a sleek stainless steel appliance package elevate the space, while a convenient powder room, additional storage, and direct access to the double-attached garage complete this level. Upstairs, the primary suite offers a comfortable retreat with a walk-in closet, a private balcony, and a well-appointed 4-piece ensuite featuring dual sinks and an oversized shower. Two additional bedrooms, a versatile loft space, a full 4-piece bathroom with a tub, and a dedicated laundry room round out the upper floor. The fully finished basement adds even more flexibility with a fourth bedroom, a family room, and another 4-piece bathroom. A perfect space for guests, a home office, or additional living space. Located in the sought-after community of Alpine Park, residents enjoy a vibrant, master-planned neighbourhood designed for connection and convenience. With scenic walking paths, parks, playgrounds, and a growing list of amenities nearby, Alpine Park offers the perfect balance of urban access and community living. *Photos are represenative and are of a previously built model. Taxes to be assessed. RMS has been applied to construction drawings provided by the builder.

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