



GRASSROOTS
REALTY GROUP

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997 Alpine Drive SW
Calgary, Alberta

MLS # A2301322



\$875,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

****Move-In Ready**** | Arlo Model by Genesis Builders Group Inc | 28 Ft Frontage Traditional Lot | 3 Car Tandem Garage | Open to Below | Loaded Kitchen | Tray Ceilings | Spindle Railing | Gas Stove Line | Gas BBQ Line | Deck | Freestanding Tub | Upper Floor Laundry w/ Waterline for Future Sink | Side Entry | 9' Basement | Legal Suite Rough-Ins | Expansive Family Living. Welcome to the Arlo, a stunning brand new home crafted by Genesis Builders Group Inc, designed with modern family living in mind. Perfectly positioned on a traditional 28 ft wide lot, this home offers exceptional curb appeal and functionality with a rare three-car tandem garage and spacious driveway. Step inside to a bright and inviting foyer featuring soaring open-to-below ceilings that create a grand first impression. The main floor showcases a versatile flex room—ideal for a home office, playroom, or formal sitting area—while the open-concept layout seamlessly connects the living, dining, and kitchen spaces for effortless entertaining. The kitchen is beautifully appointed with high-end finishes, including sleek cabinetry, a loaded appliance package, and a large central island perfect for barstool seating. A gas line is ready for your future gas stove, and the thoughtful design ensures both style and practicality. The dining area overlooks the backyard and offers direct access to the deck, complete with a gas line for BBQ—perfect for summer gatherings. The living room is warm and welcoming, centered around a modern fireplace that adds both comfort and style. Elegant details like spindle railings and tray ceilings elevate the home's overall aesthetic. Upstairs, you'll find a well-designed layout with spacious bedrooms and convenient upper-level laundry, complete with a waterline for a future sink. The primary retreat is a luxurious escape, featuring a spa-inspired ensuite

with a freestanding tub—perfect for relaxing at the end of the day. The unfinished 9’ basement includes legal suite rough-ins and a separate side entrance, offering incredible potential for future development—ideal for extended family or a mortgage helper. This thoughtfully designed home combines comfort, style, and future flexibility in one exceptional package. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Don’t miss your opportunity to own in this growing community—book your showing today!