



**834 Alpine Drive SW**  
**Calgary, Alberta**

**MLS # A2304441**



**\$1,089,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,467 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**OPEN HOUSE\* SATURDAY \*MAY 2nd \*1pm-3pm |3D Tour|** Wake up to sweeping \*MOUNTAINS and \*CITY skyline views in this exceptional 6-bedroom home, ideally located in Calgary's sought-after Alpine Park community. Set on a premium lot backing directly onto a beautiful \*pond with \*seasonal water fountains, this property offers approximately 2,500 sq. ft. of thoughtfully designed living space. It features a spacious bonus room, a dedicated home office, and a \*LEGAL two-bedroom \*WALKOUT SUITE&mdash;ideal for multi-generational living, hosting guests, or generating rental income. The main level showcases a bright, open-concept layout with 9-foot ceilings, enhanced by oversized windows that flood the space with natural light while framing picturesque views. A versatile office or flex room provides a quiet and functional workspace. At the heart of the home, the culinarily-inspired kitchen is equipped with built-in stainless-steel appliances, a gas range, sleek glass tile backsplash, modern cabinetry, and a large central island highlighted by a stylish dual light fixture. Step through the patio doors onto the deck and enjoy tranquil pond views&mdash;perfect for summer barbecues or outdoor entertaining. The inviting living area features a cozy electric fireplace, while a convenient half bath and laundry room complete the main floor. The professionally developed walkout basement reflects quality craftsmanship and thoughtful design. This bright legal two-bedroom suite features large windows overlooking the pond, a contemporary kitchen with upgraded marble countertops, a comfortable living area, a full bathroom, and its own separate laundry&mdash;making it ideal for extended family or tenants. Additional upgrades include high-quality sound insulation and custom window coverings throughout the home. Outside, the landscaped backyard

offers a peaceful retreat with big patio spaces, along with direct access to nearby walking paths&mdash;perfect for relaxation or entertaining. Located in a quiet, family-friendly neighborhood, this home is close to schools for all grade levels and just minutes from everyday amenities, including grocery stores, caf&eacute;s, restaurants, and parks. Commuting is convenient, with Fish Creek LRT Station only 12 minutes away, Costco just a 5-minute drive, downtown Calgary approximately 16 minutes away, and the Rocky Mountains within 30 minutes. Combining comfort, style, and accessibility, this beautifully upgraded home presents a rare opportunity to own in one of Calgary&rsquo;s most vibrant and growing communities&mdash;a fantastic opportunity you won&rsquo;t want to miss!