



**120 Treeline Manor SW
Calgary, Alberta**

MLS # A2307517



\$739,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	wall-mounted TV/bracket in living room		

Welcome to the up & coming estate community of Alpine Park & this extensively upgraded home from Cardel…a stylish designer two storey offering 3 bedrooms + flex room, sleek modern kitchen with Whirlpool appliances & detached 2 car garage…all on this beautifully landscaped corner lot. This mint condition, one-owner home features luxury vinyl plank flooring & quartz countertops, 2nd floor laundry & 2.5 bathrooms, unspoiled lower level & over 1600sqft of refined living. Complemented by expansive 9ft ceilings, you’ll simply adore the open concept design of the main floor with its multitude of windows, from the airy West-facing living room with electric fireplace, into the spacious dining room & to the pristine white kitchen with its stainless steel appliances & walk-in pantry. The sunny upgraded kitchen will surely become the heart of your family’s day-to-day living & features a great-sized island, subway tile backsplash & soft-close cabinetry…& the adjoining flex room is the perfect space to keep your eye on the kids while they play or do their homework. Total of 3 bedrooms & 2 bathrooms on the 2nd floor…highlighted by the relaxing primary bedroom with walk-in closet & ensuite with walk-in shower. Between the bedrooms is the laundry room complete with Whirlpool washer & dryer. The unspoiled lower level – with radon detector & roughed-in plumbing, offers tremendous potential for future living space…build another bedroom, bath & rec room. The backyard is fully fenced & has an exposed aggregate patio & access into your garage. Additional features include water softener & sump pump, charming covered front porch, lowE/double-glazed windows, quartz counters in the upstairs bathrooms & HardieBoard/stone exterior. Within walking distance is the future Alpine Village Centre…which will contain an array of

restaurants, boutiques & cafes, shopping & services. A master-planned community from Homes by Dream, Alpine Park boasts wide open greenspaces & winding trails, parks & playgrounds, providing the residents with no shortage of outdoor spaces. With the Southwest Ring Road right at its doorstep, your new home will have quick & easy access to everything you could need…shopping at major retail centers (The Shops at Buffalo Run, Tsuut’ina Costco, Shawnessy Towne Centre, etc), Fish Creek Park, South Health Campus, LRT & downtown.