



GRASSROOTS
REALTY GROUP

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24 Alpine Common SW Calgary, Alberta

MLS # A2314646



\$1,175,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,366 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 90
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: reverse osmosis

Alpine Park stunner, facing onto green space and siding a community garden—original owners and show home condition. Offering over 3,200 sq ft of developed living space, this home is thoughtfully upgraded inside and out with a Trex front veranda and rear deck with gas line for BBQ, a soaring 2 storey great room with gas fireplace and a vaulted primary retreat with custom beams. The gourmet kitchen impresses with quartz counters, a large island with eating bar, a walk through pantry with sink, high end engineered hardwood and top of the line KitchenAid stainless steel appliances. Smart comfort details include remote controlled blinds on the main floor and the upper 2 storey windows, air conditioning, reverse osmosis, and a water softener. The bright open interior features numerous windows throughout, and the developed lower level adds a wet bar for effortless entertaining. The main floor offers a spacious 2 storey great room, dining area with patio doors to the rear deck, chef's kitchen with walk through pantry and sink, and a convenient 2 pc powder room. Upstairs you'll find three bedrooms, a laundry room with counter space, and two full bathrooms; the vaulted primary suite features a walk in closet and spa like ensuite. The lower level is finished with two additional bedrooms, a full bathroom, family room, and utility room. Outside, enjoy a fully landscaped lot and a double attached garage with electric car charger plug in. With a total of five bedrooms and 3.5 bathrooms, and close proximity to green spaces, shopping, transit, and all amenities—this is Alpine Park living at its finest. Click on link to view 3D walk through.