



133 Treeline Avenue SW
Calgary, Alberta

MLS # A2321366



\$725,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,958 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Set directly across from green space and a playground in Alpine Park, this beautifully finished home by reputable builder CalBridge Homes offers the family friendly lifestyle buyers are searching for. Start your morning on the covered front porch with composite decking while the kids head to the school bus stop right outside, or relax in the evening as they play across the street. Inside, the welcoming front mudroom opens into a bright and spacious living room and a thoughtfully designed main floor made for both everyday living and entertaining. Luxury vinyl plank flooring runs throughout, creating a clean and cohesive look. The kitchen is the heart of the home, featuring modern two tone cabinetry, quartz countertops, stainless steel appliances, a gas stove, pantry, dedicated coffee station and a large island with seating for four. The open dining area connects seamlessly to the kitchen, with sliding doors leading to the sunny composite back deck, perfect for summer barbecues, outdoor dining and entertaining friends. A convenient office off the kitchen provides a quiet place to work or study, while a 2 piece powder room and rear mudroom add the practical features every busy household appreciates. Upstairs, a cozy bonus room creates the perfect second living space for movie nights, a children's playroom or a quiet place to unwind. The spacious primary bedroom feels like a private retreat, complete with a walk in closet and a beautifully appointed 5 piece ensuite featuring dual sinks, quartz countertops, a tiled glass shower with bench and a deep soaker tub. Two additional generously sized bedrooms share a stylish 4 piece bathroom, also finished with quartz countertops. A dedicated upper floor laundry room keeps everyday chores conveniently close to the bedrooms. The unfinished basement is already drywalled, making it a clean and usable

extension of the home today, ideal for a recreation area, home gym, entertainment zone or children's play space. With room to add another bedroom and bathroom, it also offers excellent future development potential. Outside, enjoy a private backyard, sunny composite deck and detached double garage. With three bedrooms, 2.5 bathrooms, flexible living spaces and an exceptional location across from the park, this Alpine Park home delivers modern style, family focused function and plenty of room to grow.