



**235 Treeline View SW  
Calgary, Alberta**

**MLS # A2321907**



**\$989,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,524 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear, See Remarks		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 92
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** Doorbell Camera, 4 x Google Nest security cameras (two on front porch, one in backyard, one in garage), 2 x Google Nest thermostat, Mudroom Shelving unit,

Welcome to this stunning five-bedroom, fully developed two-storey home in the sought-after community of Alpine Park, perfectly positioned across from greenspace and designed for modern family living. From the moment you step inside, you'll appreciate the abundance of natural light flowing through the home's expansive windows and the thoughtfully selected modern finishes throughout. The heart of the home is the impressive chef-inspired kitchen, featuring built-in appliances, an electric cooktop, ample cabinetry, generous storage, and a massive central island that's perfect for entertaining, meal preparation, and gathering with family and friends. The spacious dining area enjoys beautiful views of the park across the street, while the inviting living room showcases a central fireplace, walls of windows, and sliding patio doors leading to the rear outdoor living space. A huge walk-through pantry connects seamlessly to the mudroom and attached double rear garage, adding exceptional functionality to everyday life. The upper level features durable vinyl flooring carried through the main living space, and a bright, centrally located family room, creating the perfect space for family relaxation, casual entertaining, and everyday connection. The spacious primary retreat offers a luxurious 5-piece ensuite and a walk-in closet with direct access to the laundry room, while two additional generously sized bedrooms and a well-appointed 5-piece bathroom complete the level. For added comfort, the home is equipped with central air conditioning, ensuring a cool and comfortable living environment throughout the summer months. The professionally developed basement expands your living space with a large recreation area, two additional bedrooms, abundant storage, and endless flexibility for growing families, guests, or work-from-home needs. Outside, the fully

landscaped property features an oversized backyard&mdash;an exceptional find within the community&mdash;providing plenty of room for children, pets, entertaining, or simply enjoying the outdoors. Located in one of Calgary's newest and most exciting master-planned communities, residents enjoy access to extensive pathways, parks, and greenspaces, with new commercial and retail amenities opening soon to provide even greater convenience close to home. This beautifully finished home combines space, style, and an outstanding location&mdash;offering an exceptional opportunity to enjoy everything Alpine Park has to offer.