



GRASSROOTS
REALTY GROUP

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826 Alpine Drive SW
Calgary, Alberta

MLS # A2327767



\$1,175,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,509 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Door Bell Camera, Digital pin pads, TV Wall Mounts, Wall Mounted shelves, Basement appliances: washer & Dryer, refrigerator, stove, dishwasher, microwave. Blinds

Imagine waking up to sweeping views of downtown Calgary, with a peaceful pond and pathway system right outside your backyard. This exceptional six-bedroom walkout home is a true showpiece, where no expense has been spared and high-end finishes elevate every detail. Offering over 2,500 square feet above grade, four bedrooms upstairs, and a beautifully finished two-bedroom legal walkout suite completed by the builder, this home delivers an incredible combination of luxury, functionality, and versatility. The main living spaces are bright, open, and thoughtfully designed, featuring quartz countertops, a striking kitchen with contrasting cabinetry, a large island, walk-in pantry with a custom built coffee station, stainless steel appliances, and elevated finishes throughout. Expansive windows perfectly frame the incredible views, while the open-concept layout flows effortlessly to the extended deck. Making it an ideal place to take in the scenery and unwind. Upstairs, four spacious bedrooms provide room for the entire family, while the fully developed walkout level offers a legal two-bedroom suite that carries the same attention to detail as the rest of the home. Central air conditioning, tankless hot water, two furnaces, low-maintenance turf, an extended patio, and epoxy garage floors are just a few of the many additional upgrades. Backing directly onto the pond and pathways, with schools, shopping, and amenities nearby, this is more than a beautiful home. It is an opportunity to enjoy exceptional views, luxury finishes, and thoughtfully designed living in one of Calgary's most exciting new communities. This one is built to impress!