



GRASSROOTS
REALTY GROUP

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15033 37 Street SW
Calgary, Alberta

MLS # A2327824



\$779,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,724 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Remote for electric blinds

OPEN HOUSE SATURDAY JULY 18TH 1:00-4:00...Welcome to this beautifully upgraded home in the sought-after community of Alpine Park, offering over 2,400 sq. ft. of professionally developed living space and an exceptional location facing open green space with downtown Calgary views. This stunning home combines quality craftsmanship, thoughtful design, and premium upgrades throughout. The bright, open-concept main floor showcases luxury vinyl plank flooring, designer lighting, and an impressive chef-inspired kitchen featuring quartz countertops, a large island with eating bar, upgraded stainless steel appliances including a gas range, built-in microwave, chimney-style hood fan, walk-in pantry, and an abundance of cabinet and counter space. The spacious dining area and inviting living room create the perfect setting for everyday living and entertaining. Upstairs, you'll find a versatile central bonus room, convenient upper-level laundry, two generous secondary bedrooms, a full bathroom, and a spacious primary retreat complete with a walk-in closet and an upgraded spa-inspired ensuite featuring a beautifully tiled glass shower and quartz vanity. The professionally finished basement expands your living space with a large recreation room, fourth bedroom, full bathroom, and plenty of storage, ideal for guests, teenagers, or a home office. Outside, enjoy the charming front porch overlooking the green space, where you'll appreciate peaceful views. The low-maintenance backyard features a large concrete patio, perfect for summer barbecues and outdoor entertaining, while the double detached garage provides ample parking and storage. Additional highlights include central air conditioning, upgraded tile flooring, and numerous upgrades throughout. Located in Calgary's vibrant master-planned community of Alpine Park, you'll enjoy beautiful parks,

pathways, future amenities, and quick access to Stoney Trail, making commuting around the city simple while enjoying the feel of a growing, family-friendly neighbourhood. This is a rare opportunity to own a nearly new, move-in-ready home with exceptional upgrades in one of southwest Calgary's most exciting new communities.