



GRASSROOTS
REALTY GROUP

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129 Treeline Avenue SW
Calgary, Alberta

MLS # A2332111



\$725,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Views, Zero Lo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Window Coverings (including curtains & rods)

This impeccably maintained home offers a rare chance to enjoy the benefits of a newer home without the construction wait or list of finishing projects. Thoughtful upgrades from top to bottom and truly turn-key, it combines 4 beds, developed basement, double garage—all on an exceptional park fronting lot. Clean architecture and a crisp white/grey exterior establish modern curb appeal. Directly across the road, vibrant greenspace features picnic tables, BBQs & a playground, creating a natural extension of the home. Step inside and notice “ceilings, contemporary white walls, rich wood tones & luxury vinyl plank flooring spanning the main floor. The open layout is thoughtfully organized around the kitchen, which separates the living room at the front from the dining room at the back. From the living room, large windows frame the park beyond while maintaining a conversational seating area connected to the kitchen for everyday living & entertaining. The upgraded kitchen is both stylish and functional, featuring floor-to-ceiling cabinetry, soft-close doors & drawers, white quartz counters, Silgranite sink, Bosch dishwasher, built-in microwave, gas range, chimney hood fan & a generously sized island with seating for four. A sleek horizontal window adds natural light while maintaining privacy. Just beyond, a utility hallway is positioned outside main sightlines, with an enclosed pantry & coffee bar leading into the mudroom & back entry. Complete with a coat closet & drop zone, the mudroom provides a practical landing place for everyday essentials while maintaining a clean connection to the back door & detached double garage. The spacious dining room sits beside the kitchen, with patio doors opening onto the full-width deck spanning the entire rear of the home. Accessible from both the dining room & back entry, the expansive deck overlooks the landscaped

backyard. A tucked-away powder room between the main floor & basement completes the level. Upstairs, elegant railing & contemporary lighting continue the refined aesthetic. The primary bedroom captures picturesque park views through the front windows and features soaring vaulted ceilings, a large walk-in closet with custom built-ins & 5-pce ensuite. Upper floor laundry, 2 additional bedrooms & a 4-pce bathroom with stone counters & full-height shower tile make for a perfect family layout. A fully developed basement adds flexibility with a TV/media area, flex nook for an office, craft space or play area, 4th bedroom, 4-pce bathroom with stone counters & ample storage. It's the thoughtful details throughout that make this home move-in ready: front & rear landscaping, window coverings, 175-amp electrical service, automatic blinds, paved back alley & A/C (recently serviced). For extra peace of mind, Alberta New Home Warranty remains in place for applicable building envelope & structural coverage. Book your private showing or view the virtual tour today!