



GRASSROOTS
REALTY GROUP

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109 Bighorn Crescent SW
Calgary, Alberta

MLS # A2347680



\$934,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,324 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: None

Welcome to 109 Bighorn Crescent SW, the beautifully designed Oaklyn by Hopewell Residential in Alpine Park. Situated on an oversized corner lot with a west-facing backyard, this stunning new home offers over 2,300 sq. ft. above grade with 3 bedrooms and 2.5 bathrooms. This Craftsman-inspired home's distinctive wide-court layout pairs contemporary finishes with exceptional functionality, offering a private outdoor retreat and rear-attached double garage. The bright main floor features upgraded flooring, designer lighting, and abundant windows for exceptional natural light. A versatile front flex room with French doors creates the ideal home office environment. The timeless kitchen impresses with quartz countertops, a custom hood fan, an upgraded sink and faucet, stylish hardware and a spacious island with seating. A walk-in pantry and additional serving pantry provide excellent storage, while the adjoining dining area flows into an expansive lifestyle room anchored by a floor-to-ceiling tiled gas fireplace with a custom mantel and symmetrical windows on either side. The main living area offers large windows overlooking the rear deck while patio doors from the dining area provide direct access to the outdoor living space. The designer lighting package includes added pot lights for polished and cohesive lighting throughout. Timeless spindle railing leads to the upper level where a central entertainment room separates the primary suite and secondary bedrooms. Spanning the width of the home, the primary retreat features raised ceiling detail, an expansive 5-piece ensuite with a freestanding soaker tub, a 62"x48" walk-in tiled shower with a 10mm glass surround, a dual-sink vanity with a seating area and a private water closet. A sprawling walk-in closet completes the impressive primary suite, seamlessly connecting to the upper-level laundry room for added

convenience. The upper level includes two additional bedrooms, a 5-piece main bathroom with dual-sinks, and a laundry room with a built-in countertop and backsplash. The basement offers future development potential with a separate side entrance and suite rough-ins (subject to local municipality approval). Additional thoughtful upgrades include a media wiring package, solar-ready wiring and a BBQ gas line rough-in. Outside, a protected rear deck enclosed on three sides creates a private setting for outdoor dining and relaxation. The rear-attached double garage offers secure parking and storage, along with a convenient man door to the backyard. Set in Calgary's growing southwest community of Alpine Park, this home is surrounded by a thoughtfully planned neighbourhood with tree-lined boulevards, pathways, green court parks and playgrounds, with convenient access to everyday essentials. With its distinctive layout, considerable upgrades and welcoming setting, the Oaklyn offers timeless design, modern comfort and room to grow. Please note: Property is under construction, photos are not an exact representation of the property.