



**GRASSROOTS**  
REALTY GROUP

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**120 Treeline Manor SW**  
**Calgary, Alberta**

**MLS # A2350456**

**\$675,000**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Alpine Park                                                   |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 1,643 sq.ft.                                                  | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear       |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                    |                   |     |
|--------------------|------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                    | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                               | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame                                              | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting |                   |     |

**Inclusions:** Workbench in Garage

**\*\*OPEN HOUSE SATURDAY OCTOBER 17TH 12-2PM\*\*** Welcome to Alpine Park! This extensively upgraded Cardel home offers over 1,600 sq. ft. of living space with 3 bedrooms, 2.5 bathrooms and a main-floor flex room. Situated on a beautifully landscaped corner lot, this well-maintained, one-owner home features a fully fenced backyard and a double detached garage. The open-concept main floor offers 9-foot ceilings, luxury vinyl plank flooring and large windows throughout. The west-facing living room features an electric fireplace and flows into the spacious dining area and white kitchen. Quartz countertops, a large island, stainless steel Whirlpool appliances, a walk-in pantry and soft-close cabinetry make this kitchen both attractive and functional. The adjoining flex room provides space for a home office, playroom or homework area. Upstairs, the primary bedroom includes a walk-in closet and an ensuite with a walk-in shower. Two additional bedrooms, a full bathroom and a conveniently located laundry room completes this level. Both upstairs bathrooms feature quartz countertops. The undeveloped basement includes roughed-in plumbing and offers room for future development. Enjoy the covered front porch or spend time in the backyard with its exposed aggregate patio and access to the garage. The Hardie board and stone exterior adds to the home's curb appeal. With community parks, playgrounds and pathways, plus convenient access to the Southwest Ring Road, Alpine Park offers a great location to call home. Call to book your showing today!