

\$934,900 - 24 Treeline Manor Sw, Calgary

MLS® #A2095457

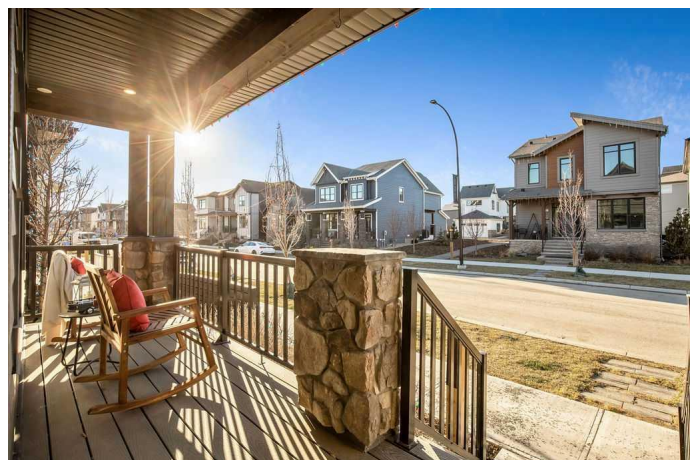
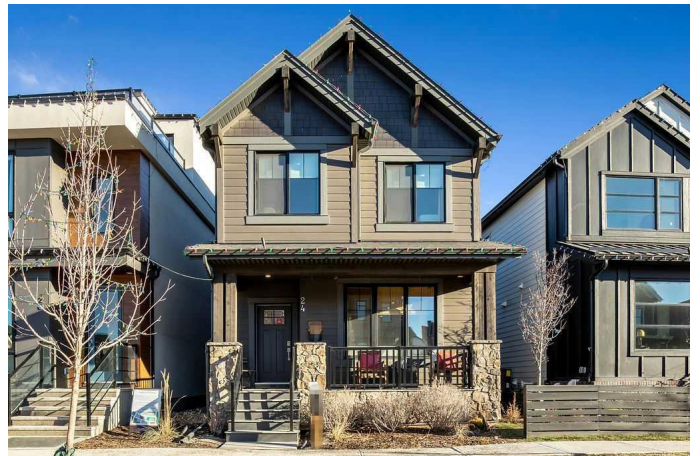
\$934,900

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Enjoy luxury living in the estate community of Alpine Park. A rare opportunity to own your very own Calbridge Showhome with a lease back program option depending on possession. This fully furnished home showcases gleaming hard surface flooring throughout and a central galley style kitchen with slow close cabinets that reach to the ceiling, stainless steel appliances, a butler pantry area, distinctive leather finished granite counters and an inviting island. Adjacent is the bright dining room with direct access to your private deck and yard. Opposite of the kitchen is a large living room with a sleek gas fireplace. The main floor is complete with a $\frac{1}{2}$ bath and a pocket office perfect for those who work from home or as a homework zone. As you head upstairs notice the bright stairwell and elegant railing. This level offers a central bonus room with tray ceiling detail, 2 well sized bedrooms, a 4-pc main bath with stone counters, and a convenient upper-level laundry room including a folding counter. The luxurious primary room has a tray ceiling detail and plenty of room with a large WIC and a spa inspired ensuite including a sumptuous soaker tub, dual sink vanity, and rejuvenating tile shower. The lower level is complete with a large rec room and a wet bar perfect for gatherings, a 4pc bath and an additional bedroom or gym. Enjoy the comforts of air conditioning, custom drapes, designer lights, upgraded plumbing fixtures and a double detached garage. This home is perfectly



situated on a quiet street, in a master planned community, close to the mountains, downtown, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the showhome today!

Built in 2021

Essential Information

MLS® #	A2095457
Price	\$934,900
Sold Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,937
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Treeline Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R6

Amenities

Amenities	Community Gardens, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low
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Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other, Private Yard

Lot Description Back Lane, Front Yard, Lawn, Landscaped, Level, Zero Lot Line

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 30th, 2023

Date Sold May 22nd, 2024

Days on Market 171

Zoning R-G

HOA Fees 330.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR REALTY

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