# \$839,900 - 96 Treeline Manor Sw, Calgary

MLS® #A2205215

# \$839,900

4 Bedroom, 4.00 Bathroom, 1,931 sqft Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Comfort and convenience come together in this spacious, low-maintenance home with 9' CEILINGS located in the gorgeous new community of Alpine Park. Every space in the house has been upgraded to maximize its utility and luxury, making it the perfect place to entertain, relax, or have fun with the family. Featuring a FULLY DEVELOPED basement with a DUAL-ZONE FURNACE, detached two-car garage, and ZERO-SCAPED front and rear landscaping situated across from parks and pathways, this is a home you won't want to miss.

The gourmet kitchen at the heart of the home

includes Miele and Kitchen Aid appliances, pull out spice and utensil drawers, and a silgranite apron sink that makes clean up a breeze. Meanwhile upstairs, you'll enjoy towering tray ceilings in the bonus room and primary, and an ensuite where you can destress with a stunning tile shower and deep tub. Even the mechanics of this home were designed for comfort, with full air conditioning, dual zone heating, a water softener, and a FULLY INSULATED garage with EV rough-in. Alpine Park is situated near the scenic foothills and with stunning views of the surrounding mountains, Alpine Park is designed to offer residents a blend of natural beauty and modern living. The community is being developed with a strong emphasis on sustainability and high-quality residential design, making it an appealing destination for families, professionals, and individuals looking





for a tranquil yet connected lifestyle. Alpine Park was designed to cater to different preferences and offer an upscale living experience with innovative architectural styles, wide streets, and green spaces. The neighborhood is also planned with an emphasis on pedestrian-friendly environments, with walking paths, parks, and open spaces to enhance the overall quality of life. Don't miss your chance to own a piece of Alpine Park today!

Built in 2022

### **Essential Information**

MLS® # A2205215 Price \$839,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,931 Acres 0.06 Year Built 2022

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 96 Treeline Manor Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0R7

# **Amenities**

Amenities None

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Quartz Counters

Appliances Bar Fridge, Built-In Oven,

Cooktop, Microwave, Rang

Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full



Exterior Features None

Lot Description Back Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning R-G

HOA Fees 330

HOA Fees Freq. ANN

# **Listing Details**

Listing Office eXp Realty

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