

**123 Treeline View SW**  
**Calgary, Alberta**

**MLS # A2287262**



**\$924,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,517 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Oversized		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 120
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

FROM THE MOMENT YOU ENTER YOU WILL FALL IN LOVE WITH THIS MOVE-IN-READY UPGRADED CARDEL BUILT HOME. From the Exquisite kitchen with black cabinets, high end appliances, and stunning lighting, flooring, tile and countertop selections, this distinctive home has been tastefully designed for luxurious living and homeowner delight. Numerous upgrades complete this home such as motorized blinds, 9 foot ceilings on the main and basement level, built in sound system with receiver and electronic upgrades built into a false wall in the great room area, mounted TV in the main floor living room is connected to the receiver and wired in for technical perfection (just play and enjoy!). Find your Retreat In the private yard which features turf grass, barbecue gas line, aggregate concrete patio for your outdoor grilling adventures and private parties. This home has functionality and design perfection with main floor home-office space, built-in fireplace in the living room, 4 bedrooms and 3 bathrooms (with 2 ensuite baths) on the upper level for true family convenience. This home has street parking in the front and access to the OVERSIZED UPGRADED DOUBLE ATTACHED GARAGE AT THE REAR OF THE HOME, nicely reflecting the NEO-TRADITIONAL DESIGN PRINCIPLES OF THE ALPINE PARK COMMUNITY. This home permeates natural light due to its northwest backyard and southeast front facing orientation. Built to outlast nature's elements with hardyboard exterior, this home was constructed for lasting brilliance, and superb curb appeal. Check out the video tour, and buy this home and start enjoying luxurious living. Why wait to build when you have found the perfect place to call home.