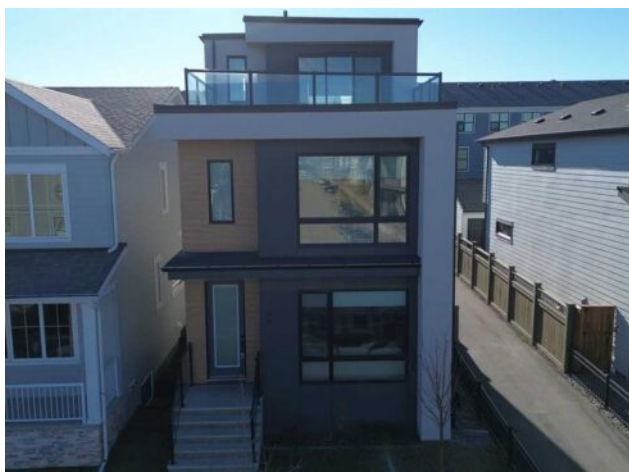


45 Treeline Avenue SW
Calgary, Alberta

MLS # A2290262



\$819,999

Division:	Alpine Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,078 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: n/a

Don't miss this fantastic 3 bedroom, 2.5 bath home offering nearly 2,100 sq ft of living space, ideally situated on a corner lot in the sought-after community of Alpine Park. The home features beautiful modern and elegant finishes throughout, including white oak luxury vinyl plank flooring, quartz countertops, soft-close kitchen and bathroom cabinetry, stainless steel appliances, ceramic tile, high-quality carpet, recessed lighting, knockdown ceilings, upgraded light fixtures, and bright off-white paint. The main floor boasts 9-foot ceilings. At the front, a spacious living room, complete with a built-in electric fireplace. The kitchen features an oversized waterfall island, ceiling-height cabinetry, pot drawers, built-in microwave, gas range, executive hood fan, coffee bar, built-in mini fridge, and additional windows that fill the space with natural light. The dining area is tucked toward the backyard, creating a cozy dining experience, with floor-to-ceiling windows that bring in plenty of natural light. Upstairs, the 9-foot ceilings continue throughout the second floor. The large primary bedroom includes a spacious walk-in closet and an impressive ensuite featuring dual sinks, a soaking tub, and a tiled stand-up shower. Down the hallway you'll find a conveniently located laundry room, a 4-piece bathroom, and two generously sized bedrooms, each with their own closet. The third floor offers an exceptionally large bonus room, surrounded by windows on nearly every side, along with an oversized private rooftop patio with glimpses of downtown Calgary. This space is perfect for relaxing on summer evenings or hosting friends and family for weekend BBQs. The home also includes a detached two-car garage, private fenced backyard, central air conditioning, and a large unfinished basement with endless possibilities. This home is in a great community with lots of green

space, water features, upcoming school and commercial developments. Its a 5 min drive away from many existing schools, grocery stores, restaurants and a Costco!