

169 Treeline Avenue SW  
Calgary, Alberta

MLS # A2201340

## \$712,500



<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome home to the Barwell. This 1641 sq ft quick possession by Calbridge Homes features 3 bedrooms, 2.5 baths and an upper floor laundry. This beautifully curated home comes with a side entry for potential future development, electric fireplace in the great room, upgraded railing and carpet with 8LB underlay. The interior selections hand picked by our designers feature a contemporary black and white color palette. Black lighting, hardware, and faucets throughout. With a sleek two-tone kitchen, you'll also find quartz throughout. Your primary bedroom comes with an impressive oversized walk-in closet and a large 5 piece ensuite complete with dual sinks and separate tub and shower. This home also comes with a 200 AMP electrical panel and has solar rough-in to the 20'0"x22'0" detached garage for future installation. Photos are representative.