

# \$744,900 - 44 Treeline Manor Sw, Calgary

MLS® #A2182038

**\$744,900**

3 Bedroom, 3.00 Bathroom, 1,693 sqft  
Residential on 0.06 Acres

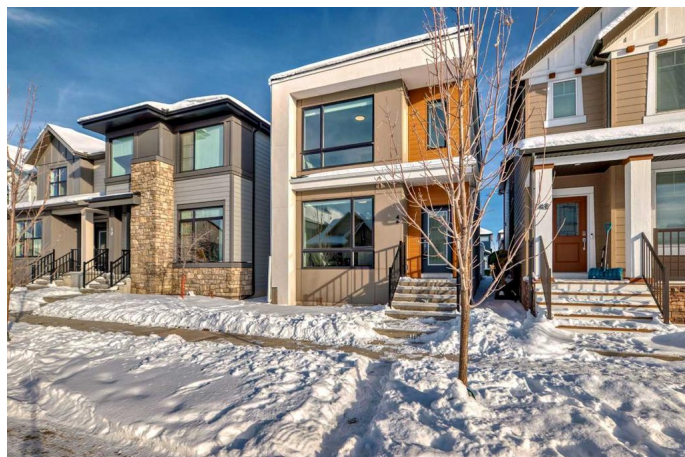
Alpine Park, Calgary, Alberta

The Vista model by Calbridge with modern look elevation in Alpine Park! Also come with double garage and a good size deck! This home comes with 9 feet ceiling with luxury vinyl plank thorough the main level. The gourmand kitchen come with built in microwave, gas stove, upgraded refrigerator with all the way to the ceiling cabinets and quartz counter top. Huge windows allow lots of natural lights into the west facing living room. 9 feet ceiling upstairs offer a primary bedroom with walk in closet and ensuite come with double vanity. Two good size bedrooms, a 3 piece bathroom and convenient located laundry room completed the second floor. Basement is unspoiled and waiting for your own imagination!

Built in 2022

## Essential Information

MLS® #	A2182038
Price	\$744,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,693
Acres	0.06
Year Built	2022
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Treeline Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0L 1W0

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 3rd, 2024
Days on Market	139
Zoning	R-G
HOA Fees	330

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Grand Realty

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