

**93 Treeline Avenue SW**  
**Calgary, Alberta**

**MLS # A2281248**



**\$799,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,072 sq.ft.	<b>Age:</b>	2023 (3 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, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Immaculate and truly move-in ready, this Calbridge Homes Vista EV shows like new and offers a rare opportunity to enjoy a fully finished home without the wait or work of building. The modern layout spans three levels with three bedrooms and two and a half bathrooms, capped by a stunning third-floor bonus room that opens directly onto an incredible rooftop patio, a rare and highly desirable feature. The main level features a bright, open layout with 9-foot ceilings and great flow for everyday living. The kitchen offers ceiling-height cabinetry, a dedicated coffee bar, ample pantry space, and a large island, while the dining area opens directly to the rear deck, creating an easy indoor-outdoor connection. Upstairs, the primary bedroom offers generous space and a walk-in closet, paired with a well-appointed ensuite featuring dual vanities, a glass-enclosed shower, and a soaker tub. The conveniently located upstairs laundry area sits just steps from the primary bedroom. Two additional bedrooms and a full bathroom complete the second level. The third-floor bonus room is a true retreat, offering a bright, relaxed space to unwind, work, or host friends, with direct access to the rooftop patio and open-sky views that make it feel like a private escape above it all. Outside, the home is fully finished with low-maintenance landscaping, full fencing, and a spacious rear deck, making it truly ready to enjoy from day one. Located in Alpine Park, one of Calgary's most thoughtfully designed new communities, residents enjoy walkable pathways, parks and picnic areas, community gardens, Skyline Pond, tennis and basketball courts, Central Park with city views, and a fully fenced, off-leash dog park within walking distance. The upcoming Alpine Park Village Centre will add cafés, shops, and everyday conveniences just minutes from your door. A rare combination of like-new

condition, exceptional outdoor space, and a thoughtfully designed community, this home delivers an elevated and connected lifestyle.