

**15077 37 Street SW**  
**Calgary, Alberta**

**MLS # A2288979**



**\$815,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,037 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 Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Radon System

**\*\*OPEN HOUSE: Sunday, March 1st from 2-4pm\*\*** Welcome to life at a higher level in Alpine Park. Located in one of Calgary's most elevated new communities with quick access to Stoney Trail, this rare THREE-STOREY HOME offers over 2700SF OF FINISHED LIVING SPACE, including a FULLY DEVELOPED BASEMENT and a PRIVATE ROOFTOP PATIO. The main floor features LUXURY VINYL PLANK flooring, STONE COUNTERTOPS, upgraded appliances including a GAS RANGE, and a seamless layout designed for both daily living and entertaining. Upstairs, the spacious primary retreat includes a FIVE-PIECE ENSUITE with DOUBLE VANITIES, a glass shower, and a separate SOAKER TUB. Two additional bedrooms, a full bathroom and thoughtfully placed laundry room complete the second level. The bright and airy THIRD-STOREY BONUS ROOM opens onto a PRIVATE ROOFTOP PATIO - a versatile space perfect for summer evenings, morning coffee, or entertaining above it all. The FULLY DEVELOPED BASEMENT adds a fourth bedroom, full bathroom, and flexible living space ideal for guests, a home office, or a media area. Outside, enjoy a fully landscaped and FENCED YARD with dual gates for convenience, concrete patio, and DOUBLE DETACHED GARAGE - a clean, low maintenance set-up that's ready to enjoy from day one. Additional upgrades like GEMSTONE ARCHITECTURAL LIGHTING, CENTRAL AIR CONDITIONING, and a RADON MITIGATION SYSTEM offer both comfort and peace of mind. This is not just another new-build, it's a thoughtfully upgraded, move-in ready home with rare vertical living in one of Calgary's most exciting new communities.