

**146 Alpine Drive SW**  
**Calgary, Alberta**

**MLS # A2319304**



**\$829,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,273 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 Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 76
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Alpine Park—one of Calgary’s most sought-after communities! Built in 2023 by award-winning Cardel Homes, this impressive executive residence blends modern sophistication with everyday comfort. Enjoy premium upgrades from day one, including central air conditioning, an energy-efficient tankless hot water system, and a dual-zone furnace for optimal climate control across separate living areas. The open-concept main floor is defined by soaring 9-foot ceilings and durable engineered hardwood flooring. A bright, sunlit den off the front entrance creates the perfect work-from-home space. At the heart of the home is a chef-inspired kitchen, featuring a large center island, modern textured tile backsplash, designer pendant lighting, and a spacious walk-in pantry. The inviting living room showcases a gas fireplace with a striking feature wall, while the dining area offers direct access to the deck and patio—ideal for seamless indoor-outdoor entertaining. A stylish 2-piece bathroom and a functional mudroom with a utility sink complete the main level. Upstairs is thoughtfully designed for family living, featuring a centrally located bonus room with a recessed ceiling that adds an elegant architectural touch. The primary suite is a true retreat, complete with separate his-and-her walk-in closets and a spa-inspired 5-piece ensuite featuring an oversized freestanding tub. Two additional generously sized bedrooms share a versatile central loft—perfect as a study area or entertainment space. The laundry room is conveniently designed with dual access from both the hallway and the primary bedroom. The unfinished basement offers endless potential, with bathroom rough-ins already in place—ready for your personal vision. Oversize garage width door providing spacious room moving car in/out. Located in vibrant

Alpine Park, you'll enjoy access to future parks, retail, and recreation just steps away. With Stoney Trail nearby, commuting is effortless. You're minutes from Costco, future Real-Canadian Superstore, Fish Creek Park, and Highway 22X—providing quick access to the mountains. Don't miss this exceptional opportunity—book your showing today