

# \$839,900 - 96 Treeline Manor Sw, Calgary

MLS® #A2205215

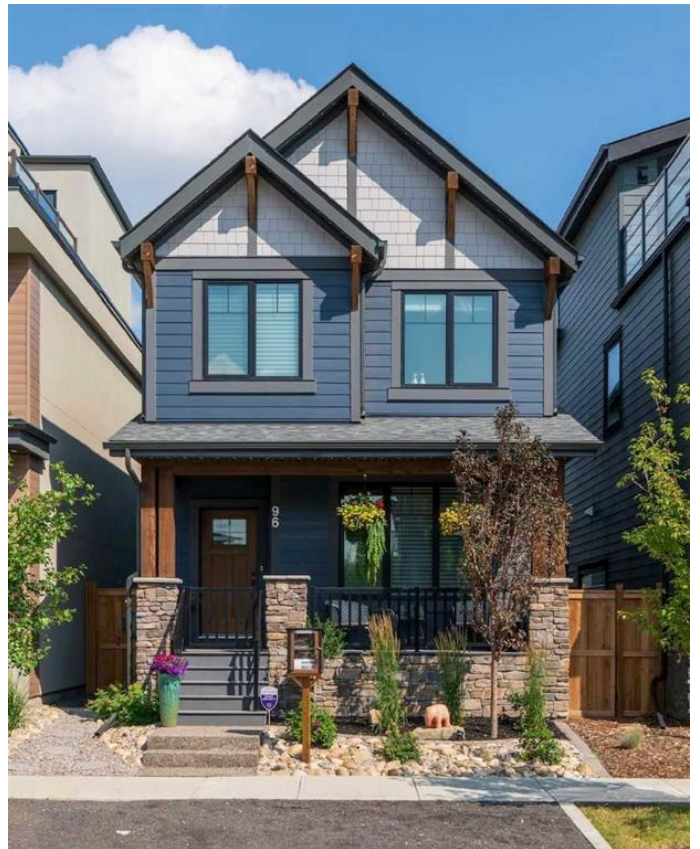
**\$839,900**

4 Bedroom, 4.00 Bathroom, 1,931 sqft  
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Comfort and convenience come together in this spacious, low-maintenance home with 9' CEILINGS located in the gorgeous new community of Alpine Park. Every space in the house has been upgraded to maximize its utility and luxury, making it the perfect place to entertain, relax, or have fun with the family. Featuring a FULLY DEVELOPED basement with a DUAL-ZONE FURNACE, detached two-car garage, and ZERO-SCAPED front and rear landscaping situated across from parks and pathways, this is a home you won't want to miss.

The gourmet kitchen at the heart of the home includes Miele and Kitchen Aid appliances, pull out spice and utensil drawers, and a silgranite apron sink that makes clean up a breeze. Meanwhile upstairs, you'll enjoy towering tray ceilings in the bonus room and primary, and an ensuite where you can destress with a stunning tile shower and deep tub. Even the mechanics of this home were designed for comfort, with full air conditioning, dual zone heating, a water softener, and a FULLY INSULATED garage with EV rough-in. Alpine Park is situated near the scenic foothills and with stunning views of the surrounding mountains, Alpine Park is designed to offer residents a blend of natural beauty and modern living. The community is being developed with a strong emphasis on sustainability and high-quality residential design, making it an appealing destination for families, professionals, and individuals looking



for a tranquil yet connected lifestyle. Alpine Park was designed to cater to different preferences and offer an upscale living experience with innovative architectural styles, wide streets, and green spaces. The neighborhood is also planned with an emphasis on pedestrian-friendly environments, with walking paths, parks, and open spaces to enhance the overall quality of life. Don't miss your chance to own a piece of Alpine Park today!

Built in 2022

### Essential Information

MLS® #	A2205215
Price	\$839,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,931
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	96 Treeline Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R7

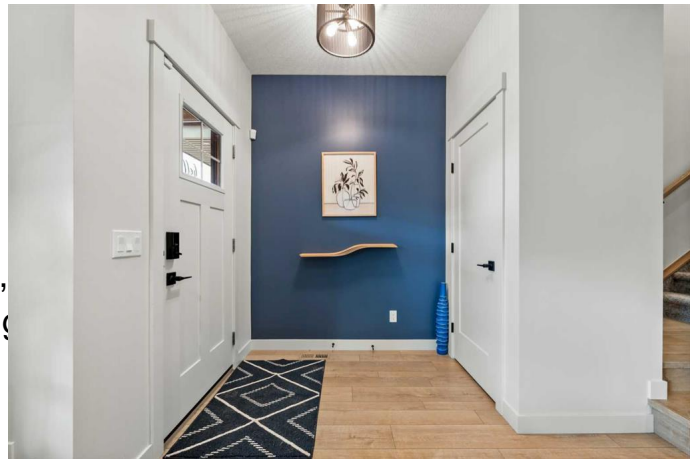
### Amenities

Amenities	None
Parking Spaces	2

Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Quartz Counters  
Appliances Bar Fridge, Built-In Oven, Cooktop, Microwave, Range  
Window Coverings  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features None  
Lot Description Back Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Composite Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 1  
Zoning R-G  
HOA Fees 330  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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