\$1,199,000 - 70 Treeline Lane Sw, Calgary

MLS® #A2261024

\$1,199,000

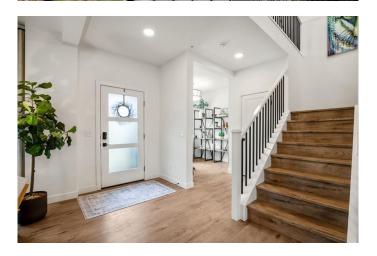
4 Bedroom, 4.00 Bathroom, 2,352 sqft Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Open house Saturday 12 to 3. Enjoy luxury living in the estate community of Alpine Park. Intentionally built on a quiet green space with only a pedestrian pathway and no traffic out front. As you approach this stunning residence on an oversized corner lot you will notice the great curb appeal and welcoming front porch. This well thought out open concept design will exceed your expectations, with hard surface flooring throughout and soaring 9' ceilings. The gourmet kitchen is a focal point with custom cabinets that reach to the ceiling, SS appliances with a gas stove, gorgeous stone counters, timeless tile backsplash, a kitchen sink overlooking the courtyard and an oversized island that faces the bright dining room. Enjoy direct access to your own outdoor oasis including a private covered deck with phantom screens creating a great 3 season outdoor space, a lower level deck, and a large lower patio for low maintenance living plus 2 outdoor gas line (for BBQs or Fire Tables). Adjacent to the kitchen is the spacious living room showcasing a contemporary texture finish gas fireplace. Plus, a bright front home office or study creating the perfect setting to focus and be productive. Avoid the outdoor elements with a rear attached 2 car garage, mudroom, and stylish powder room tucked out of the way. As you head upstairs you will notice the contemporary railing that opens to the large bonus room with tray ceiling detail perfect for movie nights, 2 well sized bedrooms, a 5pc main bath with







stone counters, and a convenient upper-level laundry room are situated away from the Primary retreat. This sanctuary has a tray ceiling detail and luxurious ensuite including a relaxing free standing soaker tub, massive tiled shower, dual sinks, and expansive walk in closet. The basement is fully complete with a gym, 4th bedroom, 4 pc bath, and large rec room with wet bar. Every detail reflects unparalleled craftsmanship from the comforts of air conditioning, custom drapes, designer lights, upgraded plumbing fixture, a hose bib in the garage, and energy efficiencies of a tankless hot water tank, and a dual zone hi velocity heating system. Enjoy easy access to the mountains, via Stoney trail, downtown 20 minutes away, and 5 minutes to Costco and shopping. View the virtual tour or schedule a time to view the home today!

Built in 2021

Essential Information

MLS® # A2261024 Price \$1,199,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,352

Acres 0.07

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 70 Treeline Lane Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0S2

Amenities

Amenities Other, Playground

Parking Spaces 2

Parking Alley Access, Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, Granite Counters, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking

Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Covered Courtyard

Lot Description Back Lane, Corner Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 14

Zoning DC

Listing Details

Listing Office CIR Realty

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