$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

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 9â€™ 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	Covered Courtyard, Private Entrance, Private Yard
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
Zoning	DC

Listing Details

Listing Office	CIR Realty