

# \$1,029,000 - 26 Treeline Common Sw, Calgary

MLS® #A2266336

**\$1,029,000**

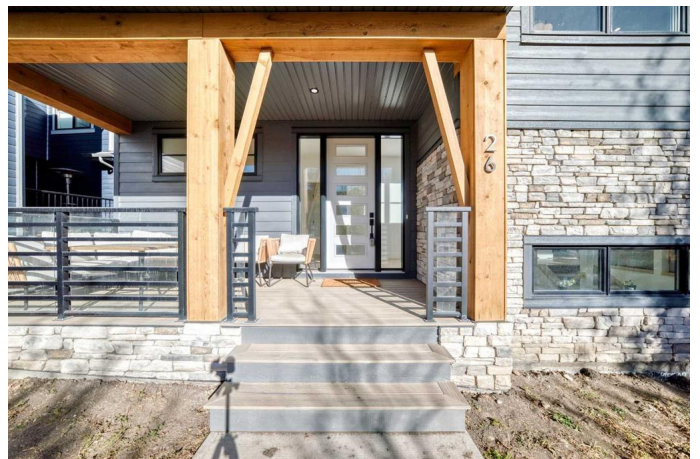
3 Bedroom, 3.00 Bathroom, 2,351 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to this incredible home in Alpine Park. This Wheeler model built by Homes By Dream offers a unique opportunity! Family friendly location fronts directly to a beautiful park with playground, picnic area, and a serene pathway leading to the covered front porch. Siding to a community garden on a wide lot with nearly 60 ft South-facing frontage brings lots of sunlight into the entire home. Incredible upgrades throughout including A/C and a heat pump, additional windows upgraded to a black frame, upgraded hardware and light fixtures, and engineered hardwood throughout the main and upper levels.

Step into a gorgeous 2-storey living room with a gas fireplace and oversized South-facing windows bringing in tons of natural light. Bright dining area with plenty of space for a large table. The beautiful kitchen offers pristine full height white cabinetry with some wood tone lower cabinets, a large central island with waterfall quartz counters on two sides, upgraded stainless steel appliances with a built-in wall oven, built-in microwave, and countertop gas stove. Very easy to clean with push open cabinets and drawers, and lots of counterspace for prep! Whistler quartz counters throughout the home. Bonus walk-through pantry and butler's pantry leads straight to the mudroom and rear attached double garage with an 8 ft door. A private 2-pce bathroom completes the main floor.



Upgraded glass railing on the incredible staircase up to the bedroom level. Watch the sunrise from your primary bedroom with a vaulted ceiling, large walk-in closet, and a 5-pce ensuite with a large 10mm glass shower with a bench and upgraded dual showerheads, separate soaker tub, & dual sink vanity. An open bonus room with vaulted ceiling, convenient upper laundry room, 2 large kidsâ€™ rooms (one with walk-in closet), and a 4-pce upper bathroom with soaker tub/shower combo.

The unfinished basement has great potential with roughed-in plumbing and tall ceilings. This home is solar-ready plus has Hardie board siding. The 11 ft x 10 ft deck has a gas line for a bbq or fire pit and freedom to finish the yard as you imagine. The small monthly condo fee of \$104.82 includes the HOA fee for Alpine Park as well a snow removal in the lane and upkeep of greenspaces.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266336    |
| Price          | \$1,029,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,351       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 26 Treeline Common Sw |
|---------|-----------------------|

|             |             |
|-------------|-------------|
| Subdivision | Alpine Park |
| City        | Calgary     |
| County      | Calgary     |
| Province    | Alberta     |
| Postal Code | T2Y 0S3     |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Park, Playground, Snow Removal, Community Gardens, Picnic Area |
| Parking Spaces | 2                                                              |
| Parking        | Double Garage Attached, Garage Faces Rear, Rear Drive          |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer                                                |
| Heating           | High Efficiency, Forced Air, Heat Pump                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full                                                                                                                                                                                         |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line                                           |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                        |
| Construction      | Composite Siding, Stone                                |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC                 |
| HOA Fees Freq. | MON                |

**Listing Details**

Listing Office              Rhinorealty

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