

**55 Alpine Drive SW**  
**Calgary, Alberta**

**MLS # A2217583**



**\$814,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 85
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** N/A

This beautifully designed two-storey home is located in the vibrant and growing community of Alpine Park. Bright windows throughout the home provide an abundance of natural light, enhancing the welcoming atmosphere. The main floor features an open layout with luxury vinyl plank flooring and a stylish kitchen complete with quartz countertops, stainless steel appliances, a gas cooktop, and a built-in wall oven and microwave. The spacious living room and dining area flow seamlessly together, perfect for everyday living or entertaining guests. A separate office or den with closing doors and a large window offers a quiet and private workspace. The main floor also includes a large walk-in pantry, a two-piece powder room, and direct access to the backyard. Upstairs, the primary bedroom offers a peaceful retreat with a spacious layout and a stunning ensuite featuring dual sinks, a standalone shower, and a soaker tub. Two additional bedrooms and a well-appointed four-piece bathroom complete the upper level, along with a central family room ideal for relaxing or watching TV. The convenient upper-floor laundry room adds to the home's thoughtful design. The basement remains undeveloped, providing an opportunity to create additional living space suited to your needs. The backyard includes a concrete block patio, a fenced yard, and a double detached garage with access from a paved back lane. A charming front porch adds curb appeal and is perfect for enjoying warm summer days. Alpine Park is a dynamic new community offering walking paths, parks, ponds, and future amenities. With easy access to Stoney Trail and close proximity to the south Costco, restaurants, and shopping, this home offers both comfort and convenience in a flourishing neighbourhood.