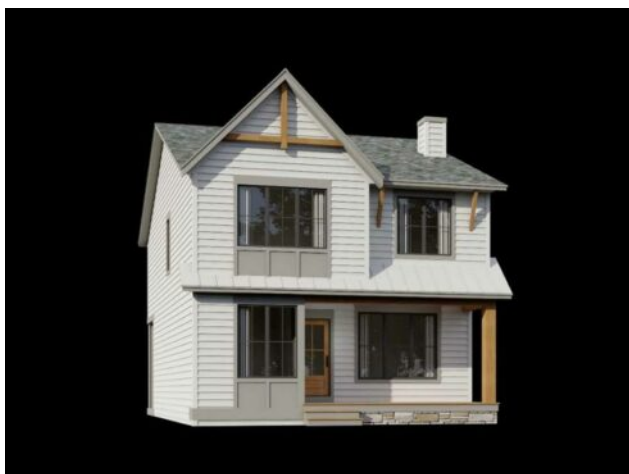


30 Treeline Gardens SW
Calgary, Alberta

MLS # A2197949



\$809,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Alpine Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,068 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome home to the Brewster. This 2066 sq ft quick possession by Calbridge Homes features 3 bedrooms, 2.5 baths, bonus room and an upper floor laundry. This beautifully curated home comes with LVP flooring on the main floor, an electric fireplace in the great room, upgraded railing and carpet with 8LB underlay. The interior selections hand picked by our designers feature an inviting neutral woodtone color palette. Black and gold lighting and black door hardware throughout. With a sleek two-tone kitchen with warm neutral grays and a wood tone island, you'll also find quartz throughout. Your primary bedroom comes with an impressive oversized walk-in closet and a large 5 piece ensuite complete with dual sinks and separate tub and shower with a tiled bench. This home also comes with a 200 AMP electrical panel with a rear attached double car garage. Photos are representative.