

# \$649,900 - 15117 37 Street Sw, Calgary

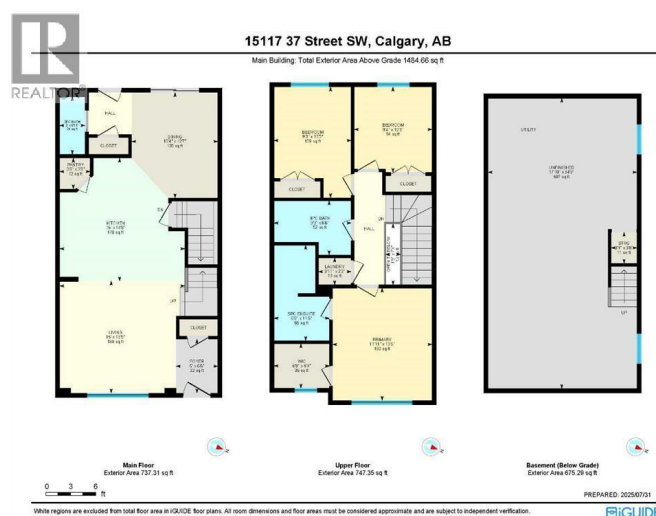
MLS® #A2244453

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft  
Single Family on 0.06 Acres

Alpine Park, Calgary, Alberta

Located in the newer south west Calgary community of Alpine Park, this traditional, front porch style laned home is ready for you and comes complete with a double detached garage, all blinds, fully fenced and landscaped yard, central air conditioning and an already present separate side door entrance for future basement finishing possibilities. The welcoming front porch will enjoy the morning sun and is the perfect buffer as you head inside to the generous foyer. An open floor plan with nine-foot ceilings, large abundant windows and modern light and white tones contribute to its pleasant bright feel which is immediately noticeable once inside. Wide plank flooring adorns the main level, with a front living room adjacent to the kitchen with its large white quartz island, white cabinetry to the ceilings, attractive tile backsplash, corner pantry and stainless appliances. The dining area with patio doors overlooks the back yard and a tucked away two-piece powder room and back entry way complete the level. Upstairs you'll find carpeted floors, a front facing primary bedrooms with vaulted ceiling, large window, walk-in closet and a five-piece ensuite. Two additional bedrooms, a four-piece shared bathroom and a stacked laundry pair give you the key features wanted in today's family homes. The unfinished basement has two egress windows, rough-in plumbing and a nicely tucked away utility bundle allowing for decent development possibilities. A Kinetico water softener adds to



your indoor comfort. The outside is finished with solid composite siding, and a 22â€™x20â€™ double detached garage, finished inside to drywall and accessible via a paved laneway. Alpine Park is easily accessible by the west leg of Stoney Trail with Costco and all the retail development in Buffalo Run only a few minutes away. This one is a great package and offers value when you factor in all the extras. Nothing to do here but move in and enjoy. Come and see for yourself today! (id:6289)

Built in 2022

**Essential Information**

Listing #	A2244453
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,485
Acres	0.06
Year Built	2022
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	15117 37 Street Sw
Subdivision	Alpine Park
City	Calgary
Province	Alberta
Postal Code	T2Y0R7

**Amenities**

Amenities	Playground, Other
Features	Other, Back lane, PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage

# of Garages 2

### Interior

Appliances Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer, Microwave Range Hood Combo

Heating Natural gas Forced air

Cooling Central air conditioning

# of Stories 2

Basement Separate entrance

### Exterior

Exterior Composite Siding

Exterior Features Garden Area, Landscaped, Lawn

Foundation Poured Concrete

### Listing Details

Listing Office Coldwell Banker Home Smart Real Estate



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