

\$949,000 - 48 Treeline Lane Sw, Calgary

MLS® #A2231853

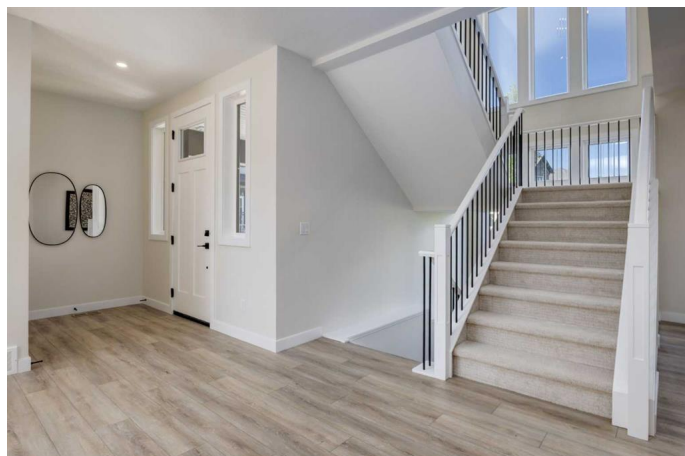
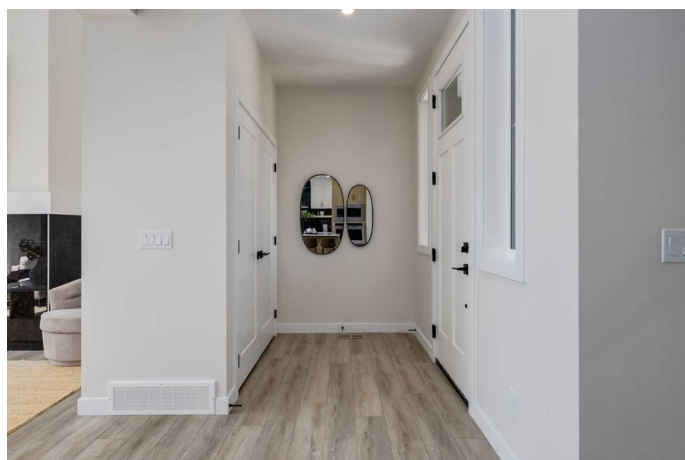
\$949,000

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to the Engler – a stunning two-storey home that blends thoughtful design, striking architecture, and practical family living, all perfectly positioned facing Hearth Green. This inviting green space is the ideal spot for kids to play, neighbours to gather around the firepit, or to enjoy a picnic. Inside, the open-concept layout is flooded with natural light, thanks to soaring two-storey windows and a dramatic floating staircase with open black railing that enhances the home's airy feel. The heart of the home is the impressive kitchen, featuring two-tone cabinetry with white uppers raised to the ceiling, rich wood grain lowers, crisp white quartz countertops, a gas stove, built-in oven and microwave, white Silgranite sink, and sleek black hardware. A striking black backsplash ties it all together, along with open shelving next to the hood fan for a modern touch. The full butler's bar with a sink and space for an additional fridge or freezer adds functionality for entertaining. The dining room, highlighted by a stylish light fixture, is flooded with natural light, while the open-to-above living room showcases a modern black tile fireplace surround that matches the kitchen backsplash. Practicality meets style with locker-style built-ins in the back hall, and ample mudroom storage. Upstairs, the winged bedroom layout provides privacy, with the vaulted owner's suite overlooking the backyard and the secondary bedrooms at the front. The spa-like ensuite, five-piece kids' bathroom, and large



upstairs laundry room ensure comfort for the whole family. The open-to-below upper hallway adds a loft-like feel, and the entire home is filled with expansive windows for endless natural light. Additional features include 9-foot ceilings in the basement, a deck off the patio doors, and an attached double garage. This is a home designed to impress at every turn while offering thoughtful spaces for everyday life. Alpine Park is founded on the idea of bringing people together, with great parks and pathways, and a village centre with local shops and cafes coming soon. And with its next-generation design, Alpine Park puts people first. Inspired by the natural and architectural history of Calgary, with mountain, urban, and prairie influences converging, Alpine Park was built around a dynamic mix of housing choices that strengthen the social fabric and encourage neighbourliness.

Built in 2025

Essential Information

MLS® #	A2231853
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Treeline Lane Sw
Subdivision	Alpine Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S2

Amenities

Amenities	Park, Picnic Area, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Bathroom Rough-in, Double Vanity
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	90
Zoning	DC

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.