

15117 37 Street SW
Calgary, Alberta

MLS # A2266367



\$639,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Insulated, Paved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Garden, Landscaped, Lawn, Level, Paved, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: none

Open House Saturday October 25th from 1:00-3:00pm...Shop and compare. There is outstanding value here when compared to the brand-new offerings in any of the newer communities of South Calgary. Located in the south west Calgary community of Alpine Park, this traditional, front porch style laned home is ready for you today and comes complete with a larger than average 22' x 20' double detached garage finished to drywall, all blinds, a fully fenced and landscaped yard, central air conditioning, a Kinetico water softener and an already present separate side door entrance for future basement finishing possibilities. Make sure you add all of that up when comparing prices. Built in 2022 but lived in ever so gently, this striking modern finished home still feels nearly brand new. A sparkling white kitchen with full height cabinetry, quartz counters and wide plank flooring ensure you are not missing anything here. The outside is finished with solid composite siding for durability and an upgraded finish level. The basement has two egress windows, rough-in plumbing and a nicely tucked away utility bundle allowing for options when finishing. 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 that will be a win for someone. Why not you? Nothing to do here but move in and enjoy. Come and see for yourself today!