# \$999,900 - 846 Alpine Drive Sw, Calgary

MLS® #A2216607

## \$999,900

3 Bedroom, 4.00 Bathroom, 2,060 sqft Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

OPEN HOUSE CANCELLED!! - GORGEOUS WALKOUT LOT BACKING POND AND **ENVIROMENTAL RESERVE WITH VIEWS** FOR MILES - THIS ONE OF A KIND VIEW IS LIMITED TO THIS AREA OF ALPINE - 2 STOREY OPEN TO ABOVE LIVING ROOM PLUS LEGAL WALKOUT BASEMENT SUITE, STEPS FROM THE WALKING PATHS AND PARK! Welcome to 846 Alpine Drive SW, a rare and remarkable opportunity in Calgary's thriving new urbanist community of Alpine Park. Built in 2023, this pristine two-storey home with a double attached garage and a fully finished legal walkout basement suite offers nearly 3,000 sq ft of artfully crafted living space. Whether you're planning for a multigenerational household, seeking a mortgage helper, or simply craving a home with flexibility for the future, this one deliversâ€"beautifully and effortlessly.

The main residence spans over 2,000 sq ft across two levels, designed with intention and filled with light. At its heart is a stunning two-storey living room where oversized windows and soaring ceilings make every day feel open and inspired. The upper bonus room, perched above, creates an architectural moment while adding a flexible space for work or play. The kitchen is equal parts elegant and practical, with quartz countertops, soft-close cabinetry, a wine fridge, and upgraded designer lighting that elevates everyday meals into memorable gatherings. The walkthrough







pantry leads effortlessly to the smartly finished back entry - complete with built ins. Steps away is your main floor office or additional space for that home gym. From the dining area, step onto the raised rear deck and take in the unobstructed views of the pond and pathway system beyond—a perfect spot for your morning coffee or weekend brunch in the sun.

Upstairs, the private primary bedroom includes a walk-in closet and a spacious 5-piece ensuite with a double vanity, soaker tub, and tiled shower. Two additional bedroomsâ€"each with walk-in closetsâ€"share a sleek main bath, while a full laundry room adds everyday convenience.

On the walkout level, discover a fully legal and professionally developed studio suiteâ€"bright, spacious, and thoughtfully finished. With its own entrance, full kitchen, dining nook, 3-piece bath, laundry/storage room, and open-plan living/sleeping area, it's a seamless space for aging parents, adult children, guests, or tenants to feel completely at home.

Additional highlights include a \$5,000 smart home security system, central air conditioning, a covered lower patio, upgraded appliances, and a partially fenced backyard with a gate that opens directly onto the walking trails and green space. With its elevated lot and serene natural backdrop, this home offers rare privacy, unmatched views, and everyday access to nature.

Set in the heart of Alpine Parkâ€"a community built around connection, walkability, and timeless architectural characterâ€"this is one you need to see in person.

Built in 2023

#### **Essential Information**

MLS® #

A2216607

Price \$999,900

3

Bedrooms

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,060

Acres 0.09

Year Built 2023

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 846 Alpine Drive Sw

Subdivision Alpine Park

City Calgary

County Calgary
Province Alberta

Postal Code T2Y 0S4

#### **Amenities**

Amenities Playground, Park

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Concrete Driveway,

Front Drive, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In

Closet(s), Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave

Hood Fan, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked,

Window Coverings, Wine Refrigerator

Heating Forced Air, Natural Gas, Humidity Control

Cooling Central Air, Full

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Electric, Mantle

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No

Neighbours Behind, Views, Interior Lot, Rectangular Lot, Rolling Slope

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 46

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

## **Listing Details**

Listing Office CIR Realty

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