



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

15453 45 Street SW
Calgary, Alberta

MLS # A2283733



\$664,459

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,709 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Discover the Peyto by NuVista Homes in Vermilion Hill, offering 1,709 sq ft of functional and well-designed living space. This 3-bedroom, 2.5-bath home features 9' ceilings and an open-concept layout filled with natural light. The kitchen is equipped with quartz countertops, extended cabinetry, and upgraded Samsung appliances, seamlessly connecting to the main living areas. A side entrance provides future development potential. Upstairs, the primary retreat includes a walk-in closet and private ensuite, complemented by two additional bedrooms, upper-level laundry, and linen storage. Enjoy outdoor living on the rear deck, with a detached double garage completing the home.