



**GRASSROOTS**  
REALTY GROUP

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180 Verbena Common SW  
Calgary, Alberta

MLS # A2284544



**\$607,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TBD

**Utilities:** -

**Inclusions:** N/A

Welcome to the Elliott II by NuVista Homes, a well-balanced 1,600 sq ft home designed for comfort and everyday ease. This 3-bedroom, 2.5-bath layout features 9' ceilings and a bright open-concept main floor, perfect for hosting or relaxing. The kitchen is equipped with a large island, walk-in pantry, and stone countertops, seamlessly connecting to the dining and living areas. Upstairs, the primary bedroom offers a spacious walk-in closet and 5-piece ensuite, with two additional bedrooms thoughtfully separated for privacy. Upper-level laundry and added storage provide convenience. The basement includes future development potential, offering long-term flexibility. Photos are representative.