



GRASSROOTS

REALTY GROUP

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5012 154 Avenue SW
Calgary, Alberta

MLS # A2287228



\$595,000

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,704 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Built by Shane Homes, This Delta II in Vermilion Hill is currently under construction and offers thoughtful design in a fantastic location. This home features a full Hardie board exterior and a detached double car garage, creating beautiful curb appeal. The covered front veranda welcomes you into an open concept main floor where the living room flows into the dining area and rear kitchen with a walk-in pantry and convenient half bath. A side entrance adds flexibility and future potential. Upstairs includes a spacious family room, a private owner's bedroom with dual vanity and walk-in closet, two additional bedrooms, a full bathroom, and convenient upper floor laundry. The basement is undeveloped with 9 foot ceilings, two windows, and rough-ins for wet bar, laundry, and gas line for a future second furnace, offering great opportunity to customize. Photos are representative for illustrative purposes only and may not reflect the exact finishes of home.