



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**15477 45 Street SW
Calgary, Alberta**

MLS # A2294368



\$673,250

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:	0.07 Acre		
Lot Feat:	Back Lane, 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, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Discover a thoughtfully designed home at 15477 45 Street SW in the community of Vermilion Hill. The Elliott II by NuVista Homes offers 1,709 sq ft with 3 bedrooms and 2.5 bathrooms, combining modern finishes with functional design. The main floor features 9' ceilings, luxury vinyl plank flooring, and an open-concept layout ideal for both everyday living and entertaining. The kitchen includes quartz countertops, extended cabinetry, and upgraded Samsung appliances with a gas range. Upstairs, the primary retreat offers a walk-in closet and private ensuite, alongside two additional bedrooms and upper-level laundry. A side entrance and 9' foundation add future flexibility. Complete with a 20' x 20' detached garage and convenient access to parks and amenities.