



**GRASSROOTS**  
REALTY GROUP

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368 Drystone Way NW  
Calgary, Alberta

MLS # A2305859



**\$897,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,627 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Street Lighting		

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

Love it or customize it with Shane Homes in Esker Park. Introducing the Saffron II, a thoughtfully designed 4 bedroom, 4 bathroom pre-construction home that offers the space and flexibility today's families are looking for. The main floor features a bright, open-concept layout ideal for both everyday living and entertaining. The kitchen with walk-in pantry flows seamlessly into the dining nook and inviting living room with electric fireplace. A versatile main floor flex room is perfect for a home office or guests, complemented by a full bathroom for added convenience. Upstairs, you will find 4 well-appointed bedrooms, including a private primary bedroom with a 5 piece ensuite and walk-in closet. One secondary bedroom includes its own ensuite and walk-in closet, creating a comfortable setup for family or guests. A central family room adds valuable living space, while the dedicated laundry room enhances everyday ease. Photos are representative