



GRASSROOTS

REALTY GROUP

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5044 154 Avenue SW
Calgary, Alberta

MLS # A2307186



\$585,000

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 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, Street Lighting		

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, Composite Siding, Stone, Vinyl Siding, 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, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Cascade, a thoughtfully designed duplex by Shane Homes in the SW community of Vermilion Hill. This home features durable Hardie board siding and includes a detached 2-car garage. Currently under construction, it offers 3 bedrooms and 2.5 bathrooms with a functional layout built for modern living. The open-concept main floor showcases a spacious kitchen with a walk-in pantry and central island, seamlessly connecting to the dining and living areas, ideal for both everyday living and entertaining. Upstairs, you’ll find three well-sized bedrooms, including a primary bedroom with walk-in closet and full ensuite, along with convenient upper-floor laundry and a versatile flex room. Photos are representative.