



GRASSROOTS
REALTY GROUP

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1380 Alpine Avenue SW
Calgary, Alberta

MLS # A2316824



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,507 sq.ft.	Age:	2027 (-1 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, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Kingston by Shane Homes, a thoughtfully designed pre-construction laned home offering 1,504 sq. ft., 3 bedrooms, and 2.5 bathrooms in the sought-after community of Vermilion Hill SW. This beautifully designed home features an open-concept main floor with a spacious living area, rear dining nook, galley-style kitchen with walk-in pantry, mudroom, and convenient half bath. Upstairs, you'll find a spacious owner's retreat complete with walk-in closet and private ensuite, along with two secondary bedrooms, a full bathroom, and upper-floor laundry. This home includes a 20'x22' double detached garage, paved back alley access, James Hardie exterior siding, 9' main floor ceilings, and luxury vinyl plank flooring throughout the main floor. Select customizations available. Photos are for illustrative purposes only.