



**GRASSROOTS**

REALTY GROUP

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1356 Alpine Avenue SW  
Calgary, Alberta

MLS # A2317080



**\$625,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,630 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Vilano II by Shane Homes, a beautifully designed pre-construction laned home offering 1,624 sq. ft., 3 bedrooms, and 2.5 bathrooms in the growing community of Vermilion Hill SW. Built by Shane Homes, this thoughtfully designed home features an open-concept main floor with a spacious living room, dining nook, modern kitchen with walk-in pantry, mud room, and convenient half bath. Upstairs, you’ll find a central family room, dedicated upper-floor laundry, two secondary bedrooms, full bathroom, and a spacious owner’s retreat complete with walk-in closet and private ensuite. 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. Buyers still have the opportunity to personalize selections and customize the home with the Shane Homes team. Photos are for illustrative purposes only.