



# GRASSROOTS

REALTY GROUP

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5012 154 Avenue SW  
Calgary, Alberta

MLS # A2320424



## \$595,000

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	2026 (0 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		

**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:** R-Gm

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

**Inclusions:** n/a

Built by Shane Homes, This Delta II in Vermilion Hill is currently under construction and offers thoughtful design in a fantastic location. This home features a full Hardie board exterior and a detached double car garage, creating beautiful curb appeal. The covered front veranda welcomes you into an open concept main floor where the living room flows into the dining area and rear kitchen with a walk-in pantry and convenient half bath. A side entrance adds flexibility and future potential. Upstairs includes a spacious family room, a private owner's bedroom with dual vanity and walk-in closet, two additional bedrooms, a full bathroom, and convenient upper floor laundry. The basement is undeveloped with 9 foot ceilings, two windows, and rough-ins for wet bar, laundry, and gas line for a future second furnace, offering great opportunity to customize. Photos are representative for illustrative purposes only and may not reflect the exact finishes of home.