



**GRASSROOTS**  
REALTY GROUP

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28, 5750 Dene Way  
, Alberta

MLS # A2321374



**\$585,015**

<b>Division:</b>	Taza Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 312
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to Taza Park, one of the newest and most exciting communities bordering southwest Calgary and next to the Grey Eagle Hotel. This beautifully designed townhome offers an exceptional location just 12 minutes from downtown and 5 minutes from Signal Hill, with convenient access to Stoney Trail, shopping, dining, and everyday amenities. Enjoy an active lifestyle with Weaselhead Flats and the Glenmore Reservoir just minutes away. Limited-Time Promotion: Pick 2 of 3 &ndash; FREE A/C, 2 YEARS of FREE Condo Fees, or \$7,500 Toward Options! Welcome to Rhythm townhomes at Taza Park by Brookfield Residential, offering a low-maintenance lifestyle perfect for first-time buyers, downsizers, or those seeking a convenient lock-and-leave home. This bright and modern &lsquo;Arnica&rsquo; model features an intelligently designed open-concept layout with 2 bedrooms, 2.5 bathrooms, a main-level den/flex room, and a single attached garage, providing over 1,500 sq. ft. of beautifully appointed living space, plus a large rooftop patio that will face the future central pond for Taza. The main living level is filled with natural light from oversized windows and offers a seamless layout ideal for both everyday living and entertaining. The upgraded kitchen features full-height cabinetry, stainless steel appliances (including a range hood and built-in microwave), a large peninsula with seating, and a pantry. The kitchen flows into the dining area and spacious living room, fit with a fireplace and direct access to a private balcony. A convenient 2-piece powder room completes this level. On the upper level, you&rsquo;ll find dual primary bedrooms, each with generous closet space and private ensuites, an ideal setup for guests, roommates, or added flexibility. A centrally located laundry area adds everyday convenience. The entry level features a

versatile den/flex space, perfect for a home office, media room, or play area. The single attached garage provides secure parking along with additional storage. Additional highlights include upgraded spindle railings, a natural gas BBQ line, and a 3-year extended workmanship warranty for added peace of mind. Legal fees are included, and a complimentary move-in concierge service ensures a smooth transition. Ideally located just minutes from Weaselhead Park, the Glenmore Reservoir, and major commuter routes, Rhythm at Taza Park offers the perfect blend of nature and urban convenience. This is a rare opportunity to own a brand-new contemporary townhome in a highly desirable location, book your private showing today! \*\*Please note: Photos are of a show home and finishes may vary.