



GRASSROOTS
REALTY GROUP

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15445 45 Street SW
Calgary, Alberta

MLS # A2327481



\$649,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 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, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Newport III by Broadview Homes, a brand new 1,678 sq. ft. detached home in the sought-after community of Vermilion Hill, one of Southwest Calgary's newest master-planned communities. Offering 3 bedrooms, 2.5 bathrooms, a central bonus room, a separate side entrance, detached double garage and rear deck this thoughtfully designed home combines modern finishes with exceptional everyday functionality. The bright, open-concept main floor is designed for both entertaining and comfortable family living. At the rear of the home, the kitchen features a large central island, spacious pantry, and a premium stainless steel appliance package, including a built-in microwave and chimney-style hood fan. The kitchen flows seamlessly into the dining area and spacious great room, where an elegant electric fireplace with floor-to-ceiling tile creates a beautiful focal point. Large windows flood the home with natural light while providing easy access to the rear deck and oversized concrete patio. Upstairs, the spacious primary retreat offers a walk-in closet and a beautifully finished ensuite complete with dual vanities and a fully tiled walk-in shower. Two additional bedrooms, a full 4-piece bathroom, convenient upper-floor laundry, and a versatile central bonus room provide flexible living space for a growing family, home office, or media area. The unfinished basement includes rough-ins for future development and benefits from the separate side entrance, offering excellent flexibility for future living space or secondary suite potential, subject to municipal approval and permitting. Located in the desirable community of Vermilion Hill, residents enjoy easy access to scenic walking and biking pathways, nearby parks, Fish Creek Provincial Park, Glenmore Reservoir, and Weaselhead Flats. With quick connections to Tsuut'ina Trail, Stoney Trail, Macleod Trail, and

Calgary's growing southwest amenities, this location offers the perfect balance of nature, convenience, and city living. Whether you're a first-time buyer, growing family, or investor, this exceptional new Broadview home presents an outstanding opportunity to own in one of Southwest Calgary's most exciting new communities.