



GRASSROOTS
REALTY GROUP

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1201, 5750 Dene Road
, Alberta

MLS # A2327588



\$314,596

Division:	Taza Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	564 sq.ft.	Age:	2028 (-2 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 213
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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1 BEDROOM | 1 BATHROOM | 564 SQ.FT. | BALCONY | ROOFTOP AMENITIES | Welcome to Black Birch Heights by Crystal Creek Homes in Taza Park. The A1 plan offers 564 sq. ft. of efficient, well-designed living space with an open kitchen and living area that extends to a private balcony with a natural gas line for your barbecue. The kitchen features two-tone cabinetry, quartz countertops, a full-height backsplash, extended upper cabinets and a stainless steel appliance package with a gas range. The primary bedroom includes a walk-in closet, while the full bathroom and in-suite laundry are conveniently located nearby. Additional features include hydronic in-floor heating, triple-pane windows, luxury vinyl plank and tile flooring, window coverings and rough-in for air conditioning. Residents will enjoy a rooftop patio with gathering areas and scenic views, a central courtyard, and dog-wash station. Taza Park is planned around parks, pathways, ponds and more than 50 acres of green space, with future shopping, dining and services nearby, plus quick access to Tsuut'ina Trail, Glenmore Trail and Weaselhead Flats. Possession is anticipated in 2028, giving buyers time to plan for their move. Eligible first-time buyers purchasing the home as their primary residence may qualify for the federal GST rebate on qualifying new homes. Book your appointment to learn more. (Images are digitally rendered and may not accurately reflect the property for sale)