



GRASSROOTS
REALTY GROUP

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1307, 5750 Dene Road
, Alberta

MLS # A2329133



\$516,973

Division:	Taza Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2028 (-2 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	TBD
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

2 BEDROOMS | 2 BATHROOMS | DEN | 836 SQ.FT. | BALCONY | ROOFTOP AMENITIES | Welcome to Black Birch Heights by Crystal Creek Homes in Taza Park. The C6 plan offers 904 sq. ft. of efficient, well-designed living space with two bedrooms positioned on opposite sides of the home for added privacy. The open 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 adjoining living and dining area opens to a private balcony with a natural gas line for your barbecue. The primary bedroom includes a walk-in closet and ensuite with dual sinks and an oversized tiled shower, while the second bedroom also features its own walk-in closet and convenient access to the main bathroom. Additional features include hydronic in-floor heating, triple-pane windows, luxury vinyl plank and tile flooring, stacked laundry and rough-in for air conditioning. Residents will enjoy a rooftop patio with gathering areas and scenic views, a central courtyard, dog-wash station, underground parking and dedicated storage. 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 illustrate the property for sale)