



GRASSROOTS
REALTY GROUP

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35, 5750 Dene Way
, Alberta

MLS # A2337218

\$474,900

Division:	Taza Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,131 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Taza Park, one of the newest and most exciting communities bordering southwest Calgary. 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. Welcome to the brand-new Rhythm townhomes at Taza Park by Brookfield Residential, offering an ultimate low-maintenance lifestyle ideal for first-time buyers, downsizers, or those seeking a convenient lock-and-leave home. This bright and modern 'Geranium' model features an intelligently designed open-concept layout with 2 bedrooms, 2.5 bathrooms, and a double-attached tandem garage, providing over 1,100 sq. ft. of beautifully appointed living space. The spacious main level is filled with natural light thanks to oversized windows and an open layout perfect for entertaining. The upgraded kitchen showcases full-height cabinetry, stainless-steel appliances including a range hood and electric stove, a large peninsula with seating, and a corner pantry. The adjacent dining area flows effortlessly into the inviting front living room, where doors lead to a private south-facing balcony. Completing this level is a convenient 2-piece powder room. On the upper level, you'll find dual primary suites, each with generous walk-in closets and private ensuites, an ideal layout for guests, roommates, or a dedicated home office setup. A centrally located laundry space adds everyday convenience. The double attached tandem garage provides secure parking along with additional storage. Additional upgrades include a natural gas BBQ line and AC rough-in. Situated just minutes from Weaselhead Park, the Glenmore Reservoir, and

major commuter routes, Rhythm at Taza Park delivers the perfect blend of nature access 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 model and exact finishes will vary.