



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

14519 37 Street NW
Calgary, Alberta

MLS # A2340070



\$496,594

Division:	Glacier Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		
Inclusions:	n/a		

Welcome to the Aster by Shane Homes, a 1,512 sq. ft. freehold street townhome in the Shane Community of Esker Park, offering 3 bedrooms, 2.5 bathrooms and no condo fees. Featuring durable Hardie Board siding, a front veranda and a bright open-concept main floor with 9' ceilings, this home is designed for comfortable everyday living. The spacious front living room flows into the central dining area and L-shaped kitchen with a walk-in pantry. A rear mudroom, coat closet and half bath add convenience. Upstairs, the owner's retreat includes a large walk-in closet and private 3-piece ensuite, plus two additional bedrooms and a full bathroom. Built by Shane Homes with quality craftsmanship and thoughtful design. Photos, renderings and floorplans are for illustrative purposes only and may show optional features or upgrades. Specifications, dimensions and finishes may vary.