



GRASSROOTS
REALTY GROUP

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261 Veranda Boulevard SW
Calgary, Alberta

MLS # A2341878



\$566,018

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,511 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

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, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Aster II by Shane Homes, a 1,512 sq. ft. home in Vermilion Hill. This 3-bedroom, 2.5-bath home features an east-facing front and a sunny west-facing backyard. Enjoy 9' ceilings on the main floor and in the basement, LVP flooring throughout the main level, and a modern kitchen with an undermount sink and stainless steel appliances. Washer and dryer are also included. Upstairs offers three well-sized bedrooms and 8' ceilings. The home and impressive 20' x 22' detached garage feature durable James Hardie siding. Front and rear landscaping, fencing between lots, and a SMART Home technology package are included. This home offers thoughtful design, quality finishes, and excellent value in southwest Calgary. Photos are representative.