



GRASSROOTS
REALTY GROUP

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15449 45 Street SW
Calgary, Alberta

MLS # A2349332



\$645,463

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2026 (0 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:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry, Separate Entrance		
Inclusions:	n/a		

Welcome to this turnkey home by NuVista Homes, a builder known for quality craftsmanship and thoughtful design. This 3-bedroom, 2.5-bath home in Vermilion Hill features 9' ceilings on the main floor and foundation with luxury vinyl plank flooring throughout the main level. The kitchen features an upgraded Samsung gas range and built-in microwave. Upstairs offers centrally located laundry and a spacious primary bedroom with a 5-piece ensuite and walk-in closet with window. A side entrance provides future basement development potential. Enjoy a 12' x 8' rear deck, built-in bench at the rear garden access, and 20' x 20' detached garage. Built for comfort with triple-pane windows and lifetime limited warranty shingles, plus Alberta New Home Warranty.