

5044 154 Avenue SW  
Calgary, Alberta

MLS # A2307186



## \$585,000

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,624 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

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

Welcome to the Cascade, a thoughtfully designed duplex by Shane Homes in the SW community of Vermilion Hill. This home features durable Hardie board siding and includes a detached 2-car garage. Currently under construction, it offers 3 bedrooms and 2.5 bathrooms with a functional layout built for modern living. The open-concept main floor showcases a spacious kitchen with a walk-in pantry and central island, seamlessly connecting to the dining and living areas, ideal for both everyday living and entertaining. Upstairs, you'll find three well-sized bedrooms, including a primary bedroom with walk-in closet and full ensuite, along with convenient upper-floor laundry and a versatile flex room. Photos are representative.