



**GRASSROOTS**  
REALTY GROUP

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**240 Drystone Walk NW**  
**Calgary, Alberta**

**MLS # A2261445**



**\$599,900**

<b>Division:</b>	Glacier Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

The Cascade by Shane Homes in Esker Park is a pre-construction duplex designed with space and comfort in mind. The main floor features a bright front family room with a large window, a central dining area that flows into the L-shaped kitchen, and a spacious walk-in pantry for storage. A half bath and a rear mudroom with coat closet add everyday convenience. Upstairs offers two similar-sized bedrooms, a central flex room perfect for work or play, a full bath, and the laundry room. The owner's bedroom is located at the front of the home and includes a large walk-in closet and private ensuite. This home combines smart design with family-friendly function in a sought-after Shane Community. Photos are representative and for illustrative purposes only.