



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

58 Drystone Way NW
Calgary, Alberta

MLS # A2271506



\$579,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,644 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
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 Cascade in Esker Park, offering 1644 sq ft of well designed living in a beautiful new neighbourhood. This home features 3 bedrooms, 2.5 bathrooms, luxury vinyl plank flooring, Hardie Plank on the front elevation, 9 foot ceilings on the main and basement, and a rear parking pad. The bright main floor includes an open layout with a spacious kitchen, large island, chimney hood fan, and walk in pantry. A side entry and basement rough ins provide excellent future potential. Upstairs offers a comfortable family room, convenient laundry, and well sized bedrooms. Located in the growing community of Esker Park close to pathways, natural areas, planned future amenities, and quick access to Stoney Trail and shopping. Possession is planned tentatively. Photos are representative.