



GRASSROOTS
REALTY GROUP

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244 Drystone Walk NW
Calgary, Alberta

MLS # A2271906



\$629,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

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

Built by Shane Homes, The Cascade in Esker Park is located at 244 Drystone Walk NW. This 1624 sqft home sits on a corner lot fronting directly onto a central park and features 3 bedrooms, 2.5 baths, and a 2 car detached garage. The main floor offers an open layout with 9 foot ceilings and an upgraded chimney hoodfan. Upstairs includes a spacious family room for added living space. The home also provides a side entry and basement rough ins for potential future development. The front exterior includes Hardie board detailing. This is an exclusive Shane community. Photos are of a completed showhome for representation only.