



**GRASSROOTS**  
REALTY GROUP

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**5024 154 Avenue SW**  
**Calgary, Alberta**

**MLS # A2282337**



**\$595,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,696 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		

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

Welcome to the Delta II by Shane Homes in the sought-after SW community of Vermilion Hill. This 1,644 sq ft 3-bedroom, 2.5-bath duplex is currently under construction and offers quick access to Stoney Trail. The community features scenic pathways, an elevated setting, and future schools and amenities nearby. The home features a durable Hardie Board exterior, a charming front veranda, and a double detached garage. A south-facing front provides excellent natural light, with a north-facing backyard ideal for outdoor enjoyment. The open-concept main floor includes a rear kitchen with chimney-style hood fan, walk-in pantry, dining nook, spacious family room, and a convenient half bath. Upstairs offers a bonus family room, upper-floor laundry, and three bedrooms, including the owner's bedroom with ensuite and walk-in closet. The unfinished basement includes rough-ins with the option to finish through the builder. Built by Shane Homes. Photos are for illustrative purposes only.