



15453 45 Street SW
Calgary, Alberta

MLS # A2283733



\$664,459

Division: Alpine Park

Type: Residential/House

Style: 2 Storey

Size: 1,709 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.06 Acre

Lot Feat: Back Yard, Low Maintenance Landscape, Street Lighting

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to The Peyto by NuVista Homes, offering 1,709 sq ft of well-planned living space in the Vermilion Hill community. This farmhouse-elevation home features 3 bedrooms and 2.5 bathrooms with 9' foundation and main-floor ceiling heights, creating an open and airy feel. The main floor showcases luxury vinyl plank flooring and a functional kitchen with quality cabinetry, taller upper cabinets, quartz countertops, and upgraded Samsung dishwasher with built-in microwave. A side entrance provides excellent future potential for potential future development. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms, upper-floor laundry, and adjacent linen storage. Outdoor living is enhanced by a 12' x 8' rear deck, perfect for summer enjoyment, along with a 20' x 20' rear detached garage. Thoughtfully designed for comfort, flexibility, and long-term value. Photos are representative.