



**180 Verbena Common SW
Calgary, Alberta**

MLS # A2284544



\$607,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2026 (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, 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:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Elliott II by NuVista Homes, a thoughtfully designed 1,600 sq ft home offering comfort, privacy, and flexibility. This 3-bedroom, 2.5-bath layout features 9' main-level ceilings and an open-concept design ideal for entertaining. The kitchen includes a large central island, double-door wall pantry, and stone countertops, flowing seamlessly into the dining and great room. Rear garden access is enhanced with a built-in bench and hooks for everyday convenience. Upstairs, the primary bedroom offers a spacious walk-in closet with a window and a luxurious 5-piece ensuite. Two secondary bedrooms are thoughtfully positioned away from the primary for added noise separation, along with a centrally located upper-floor laundry and extra hallway storage. The basement includes a potential future development option, providing excellent future flexibility for extended family or adult children. A well-balanced home designed for modern living. Photos are representative.