



**GRASSROOTS**  
REALTY GROUP

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**180 Verbena Common SW  
Calgary, Alberta**

**MLS # A2284544**



**\$607,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,601 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, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	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.