



**5730 Grey Eagle Boulevard SW
, Alberta**

MLS # A2300712



\$775,000

Division:	Taza Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Greenbelt, Street Lighting		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	0000
Foundation:	Perimeter Wall	Utilities:	-

Features: Breakfast Bar, Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: ** FRIDGE, ELECTRIC STOVE, MICROWAVE HOOD FAN, DISHWASHER for suite ALSO INCLUDED ** NOTE! SELLER IS INCLUDING BRAND NEW WINDOW COVERINGS AND STACKABLE WASHER/DRYER FOR SUITE WITH THE LIST PRICE ** WINDOW COVERINGS AND BASEMENT STACKABLE WASHER/DRYER MAY NOT BE INCLUDED AT LOWER SALE PRICE **

5730 Grey Eagle Boulevard | Taza Park, Tsuut'ina Nation First Quick Possession in SW Calgary's Most Exciting New Community. Taza Park is one of Calgary's most anticipated new communities, and this pond-facing end unit by Homes by Avi — part of the Aurora development — is your rare chance to own here right now. No waitlist, no delays. Demand for this model has created a 12-month-plus backorder for the next phase. You get all the quality of a trusted Homes by Avi build with the immediate certainty of a quick possession. Pack your bags and move in now. Positioned at the crossroads of Tsuut'ina Trail and Glenmore Trail, Taza Park sits steps from Stoney Trail (the SW Ring Road), with Glenmore Trail running east into the city and a straight shot west toward the mountains. Commuting downtown, heading to the airport, or escaping to Banff for the weekend — you'll be hard to beat for getting anywhere, fast. Visit the Sales & Marketing Centre at Suite 150, 5894 Tsuut'ina Parkway. Wake up to serene pond views right from your front door, with direct ridge access to Weaselhead Flats — 586 acres of protected natural beauty with hiking trails, diverse wildlife, and a pathway connection through to North Glenmore Park. This end-unit row home offers 1,620 sq ft above grade with no condo fees — ever. Own your lot, with no condo board and no monthly fees eating into your budget. The open main floor features a bright kitchen, spacious mudroom, and tucked-away pocket office. Upstairs: 3 bedrooms plus a generous bonus room. Full Hardie board exterior throughout. A fully legal 2-bedroom basement suite with private side-door access makes this ideal for multigenerational families or buyers looking to offset their mortgage in one of Calgary's most desirable new addresses. GST has already been paid — zero surprises at

closing. Front landscaping completed by the developer as weather permits. This model has a 12-month-plus wait in the next phase. Don't wait.