



GRASSROOTS
REALTY GROUP

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1272 Alpine Avenue SW
Calgary, Alberta

MLS # A2156013



\$719,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2024 (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, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Vermilion Hill - 1272 Alpine Avenue SW: BUILD YOUR DREAM HOME in PHASE 3 of Vermilion Hill!! PRE-CONSTRUCTION OPPORTUNITY. Choose ALL your UPGRADES and FINISHES. Valencia model built by Shane Homes features 1,719 sq ft, 3 bedrooms, 2.5 bathrooms, and a detached double car garage. The main floor features an open floor plan with an L-shaped kitchen with an island offering additional seating and a large walk-in pantry; a central dining area, living room, and 2 piece powder room. The upper level features a primary bedroom with walk-in closet, 4 pc bathroom with a dual sink vanity; 2 additional bedrooms, a bonus room, 4 piece main bathroom, stacked laundry, and linen closet. The lower level basement remains unspoiled with upgrades including a separate side entry and 9' basement foundation. Some optional upgrades to this floor plan include: spice kitchen and basement development. One of Calgary's newest Southwest Communities, Vermilion Hill is a MUST VISIT with the perfect location for those who love the outdoors. Future plans include playgrounds, parks, a designated middle school and shopping centre.