

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.