

75 Eston Lane SE
Calgary, Alberta

MLS # A2309598



\$524,990

Division:	Belvedere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,516 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

NEW BUILD TOWNHOME | NO CONDO FEES | 4 BED (3 UP +1 DOWN) / 2.5 BATH / 1,516 SQ FT | DEVELOPED BASEMENT | SINGLE ATTACHED GARAGE + DRIVEWAY | POSSESSION Q1 2027 – Welcome to the Sable model by Minto Communities, an award-winning Canadian builder with over 70 years of experience, located in East Hills Crossing, one of southeast Calgary's fastest-growing and most convenient communities. These thoughtfully designed townhomes feature modern finishes, functional layouts, and long-term value in a location that truly stands out. This unit offers a smart and efficient floor plan designed for everyday comfort. The main floor features a spacious kitchen complete with a kitchen island, stainless steel appliances, and ample cabinetry and storage. The dining area is conveniently located beside the kitchen, flowing seamlessly into the large living space at the back of the home. From here, step outside to your backyard that backs onto green space that is ideal for relaxing or entertaining. Back inside, the front of the home features a spacious foyer, a conveniently tucked-away 2-piece bathroom, and access to your single attached garage. Upstairs, the large primary bedroom includes a walk-in closet and a bright ensuite bathroom. Two additional well-sized bedrooms, a full 4-piece bathroom, and a generous upper-level laundry room complete the second floor. The basement is fully developed and includes a large recreation room, a bedroom, and an additional 3-piece bathroom. Ideally situated directly across from East Hills Crossing Shopping Centre and Costco, this location delivers unmatched convenience with shopping, dining, and everyday services just steps away. Public transit is nearby, offering a quick and easy commute to downtown Calgary. East Hills is a vibrant, well-connected southeast community known for

its thoughtful planning, green spaces, pathways, and easy access to major roadways and 17 Avenue SE. Combining modern design, a functional layout, and an unbeatable location, this is an excellent opportunity to secure a brand-new home in East Hills. Don't miss your chance to be part of this exciting community! Book your showing today!