

15453 45 Street SW  
Calgary, Alberta

MLS # A2283733



# \$664,459

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,709 sq.ft.	<b>Age:</b>	2025 (1 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 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>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.