

15441 45 Street Calgary Alberta

$627,800

Welcome to the Concord II by Broadview Homes, a beautifully designed 1,778 sq. ft. detached home in the sought-after southwest Calgary community of Vermilion Hill. Featuring 3 bedrooms, 2.5 bathrooms, an upper-level bonus room, main-floor flex space, separate side entrance, and a double detached garage, this home offers the perfect combination of modern finishes, thoughtful design, and everyday functionality. Situated just down the street from a community park, this home is ideally located for families looking to enjoy both convenience and outdoor living.The main floor welcomes you with a versatile flex room, perfect for a home office, playroom, or additional living space. The bright, open-concept layout is designed for both entertaining and everyday living, with a beautifully appointed kitchen at its heart. Featuring quartz countertops, a spacious island, stainless steel appliances including a gas range, hood fan and built-in microwave, and 42" upper cabinetry finished with soffit and crown moulding to the ceiling, this kitchen offers both style and practicality. The adjoining dining area flows seamlessly into the great room, where an elegant electric fireplace with floor-to-ceiling tile creates an inviting focal point.Upstairs, the spacious primary retreat features a walk-in closet and a beautifully finished ensuite complete with walk-in shower. Two additional bedrooms, a full bathroom, and a conveniently located upper-floor laundry room provide plenty of space for the whole family. A separate bonus room adds even more flexibility, whether you envision a cozy family movie space, children's play area, or a quiet place to unwind. Quartz countertops throughout and tile flooring in the ensuite, main bathroom, and laundry add a polished finishing touch.This home is packed with thoughtful upgrades, including a separate side entrance, 9' basement ceilings, 200 AMP elect...

2pc Bathroom 5.33 Ft x 4.92 Ft

Dining room 8.50 Ft x 10.92 Ft

Family room 12.67 Ft x 12.50 Ft

Living room 13.17 Ft x 11.67 Ft

Kitchen 10.83 Ft x 11.67 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 9.25 Ft x 12.08 Ft

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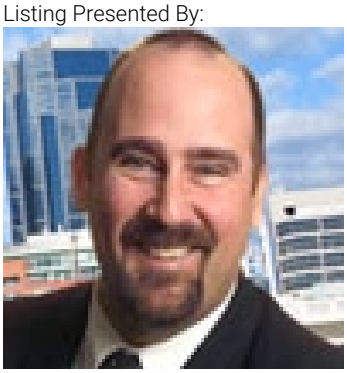
Bonus Room 12.75 Ft x 8.50 Ft

Laundry room 5.75 Ft x 6.17 Ft

Primary Bedroom 13.08 Ft x 15.08 Ft

Listing Presented By:



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