

240 Drystone Walk NW
Calgary, Alberta

MLS # A2261445



\$599,900

Division:	Glacier Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,636 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

The Cascade by Shane Homes in Esker Park is a pre-construction duplex designed with space and comfort in mind. The main floor features a bright front family room with a large window, a central dining area that flows into the L-shaped kitchen, and a spacious walk-in pantry for storage. A half bath and a rear mudroom with coat closet add everyday convenience. Upstairs offers two similar-sized bedrooms, a central flex room perfect for work or play, a full bath, and the laundry room. The owner's bedroom is located at the front of the home and includes a large walk-in closet and private ensuite. This home combines smart design with family-friendly function in a sought-after Shane Community. Photos are representative and for illustrative purposes only.