



GRASSROOTS
REALTY GROUP

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149 Versant Rise SW
Calgary, Alberta

MLS # A2258082



\$908,500

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,371 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Builder Appliance Package

****Brand New Corner Lot WALK-OUT basement Home built by Genesis Homes**** Welcome to 149 Versant Rise SW, a stunning walkout home in the scenic and highly sought-after community of Vermilion Hill. Built by Genesis Homes, this 2,371 sq ft Mateo model is available for immediate possession and showcases a thoughtful floor plan paired with luxury upgrades throughout. The home features 4 bedrooms and 3 full bathrooms, including a convenient main floor bedroom and full bath—perfect for guests or multigenerational living. The heart of the home is the dramatic two-storey great room with soaring open-to-above ceilings and an elegant Petal Grey tiled electric fireplace, bringing both warmth and wow factor. The chef-inspired kitchen impresses with white quartz countertops, a Blanco Silgranit Café sink, gas cooktop, built-in wall oven and microwave, and a fully outfitted spice kitchen for added convenience and function. Finishes throughout the home exude modern farmhouse charm, including shaker-style cabinetry in Chantilly Lace, champagne bronze fixtures, wide-plank LVP and LVT flooring, and stylish stained railings with spindles. Upstairs, the spacious bonus room is ideal for family gatherings, while the tray-ceiling primary retreat offers a spa-like ensuite and a generous walk-in closet. Additional highlights include designer lighting, a 12’x10’ rear deck with BBQ gas line, 9’ basement ceilings with legal suite rough-ins, and large windows that bring in ample natural light. With its blend of elegance, functionality, and thoughtful upgrades, this exceptional home in one of Calgary’s newest southwest communities is a rare find.