



GRASSROOTS

REALTY GROUP

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**128 Versant Point SW
Calgary, Alberta**

MLS # A2269425



\$760,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Builders Appliance Package

The Asher by Genesis Builders offers 2,117 sq. ft. of thoughtfully designed living space in the desirable community of Vermilion Hill. This stunning two-storey single-family home combines modern finishes, functional design, and quality craftsmanship to create the perfect home for today's family. The open-concept main floor features a bright and spacious kitchen with an upgraded stainless steel appliance package and a rear deck with gas line for BBQ, ideal for outdoor entertaining. The kitchen flows seamlessly into the dining area and great room, where a cozy fireplace provides the perfect space to gather with friends and family. Upstairs, a bonus room with tray ceiling adds architectural character and extra living space for a home office, media area, or playroom. The primary suite offers a private retreat with a walk-in closet and a beautifully finished ensuite. Two additional bedrooms, a full bathroom, and upper-level laundry complete the second floor. Additional highlights include 9 ft basement ceilings, side entry for future development potential, main and upper floor railings, and rough-ins for added convenience. Located in the scenic community of Vermilion Hill, this home provides easy access to parks, pathways, green spaces, and major routes, offering the perfect balance of comfort, style, and connectivity. Quick possession is available, making this beautiful new home move-in ready for you to enjoy.