



**GRASSROOTS**

REALTY GROUP

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**35 Versant View SW  
Calgary, Alberta**

**MLS # A2284214**



**\$814,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,427 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE SATURDAY MAY 9 from 2-4 PM | Welcome to a truly exceptional family home where Luxury, Functionality, and Peace of Mind come together, complete with a full New Home Warranty. Mateo II Model from Genesis Home Builders, you’ll love the bright, open design and soaring 9 ft ceilings on both the main and upper levels. The main floor offers a rare and highly sought-after feature: A Full Bedroom, a Full Bath on the Main Floor, perfect for guests, multi-generational living, or an ideal WFH setup. At the HEART of the Home is a Chef inspired Kitchen designed to impress, featuring High-End KitchenAid Gas Appliances, a Walkthrough Mudroom and Pantry, and seamless flow into the sun filled dining and living spaces. Whether you’re hosting friends or enjoying a quiet family night in, this Home delivers comfort and style in every corner. Upstairs, you’ll find 4 Spacious Bedrooms, 3 Full Bathrooms, a versatile Bonus Room, and the convenience of upper level Laundry. This design truly stands out with not one, but 2 Luxurious Primary Retreats, each complete with its own private Ensuite, ideal for growing families or those who love Extra Space and Flexibility. The lower level offers soaring ceilings and a separate side entrance in the stairwell to the basement, creating incredible Potential for a Future Illegal Suite (with City of Calgary approval), extended Family Living, or Rental Income. Finished with durable James Hardie Siding, elegant Architectural Detailing, and Modern Mechanicals (furnace, hot water tank, and roof all just over a year old). This Home is built for long-term comfort and value. Added custom garage shelving provides excellent storage, perfect for a carpenter, mechanic, or anyone who loves an organized workspace. Located in the exciting New Community of Alpine Park, you’ll enjoy Parks, Pathways, 8 minutes drive to Fish Creek

Park where you can explore the wilderness and nature trails. Schools such as Our Lady of Evergreens Elementary, Marshall Springs and Bridlewood School, Evergreen School, are all under 10 minutes drive. The Shops of Buffalo Run, including Costco, are close by, and with Calgary Transit now servicing the neighborhood, convenience is truly at your doorstep.