



**67 Versant Way SW**  
**Calgary, Alberta**

**MLS # A2301175**



**\$899,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Walk-In Closet(s)

**Inclusions:** Builders Appliance Package

**\*\* Move-In Ready\*\*** Corner Lot | Montay II Built by Genesis Builders Group Inc | 2,284 SqFt + 707 SqFt Legal 2 Bedroom Basement Suite | Totaling 6 Bedrooms & 3.5 Bathrooms | Gorgeous Finishes | Full Height Cabinets | Quartz Countertops | Gas to Range | Corner Pantry | Kitchen Island with Barstool Seating | 4 Upper Level Bedrooms | Upper Level Bonus Room & Loft | Upper Level Laundry | Expansive Living Space | Smart Home | Recessed Lighting | LVP Flooring | Gas to BBQ | Wood Deck | South Facing Backyard | Side Entry | 9ft Foundation | Front Attached Double Garage & Driveway. Welcome home to your stunning brand new home presented by Genesis Builders Group Inc. This beautiful home boasts 2,991 SqFt of developed living throughout the main, upper and basement levels. This home is finished with quality, style & comfort in mind; the finishes are sparkling with quartz countertops, stainless steel appliances, large windows, LVP & plus carpet flooring and so much more. The front door opens to a foyer with closet storage. The vastness of this home is complimented by the open to below ceilings and large windows with great natural light. The open floor plan is great for entertaining friends and family. The central living and formal dining rooms have effortless flow to the kitchen. The kitchen is grand with a centre island with barstool seating space. The kitchen is loaded with top of the line finishes and sleek modern design - herringbone backsplash & built-in appliances. The corner pantry is great for your dry goods storage. A more intimate breakfast nook overlooks the backyard and has a door that leads to the wooden deck for your outdoor dining during the summer months. The great room is accented with a fireplace and is framed with a floor to ceiling stone accent on the wall behind. The main level is complete with a 2pc bath. Upstairs holds 4 bedrooms; 2

full bathrooms, a loft and a bonus room. The primary bedroom is a personal oasis which is paired with a deep walk-in closet and private 4pc ensuite bath with a double vanity. Bedrooms 2, 3 & 4 are all a great size and share the main 4pc bath with a tub/shower combo. The upper level loft is an open and welcoming space to unwind in the evenings. The laundry upstairs is every home owner's dream as its located near the bedrooms. Downstairs, the legal 2 bedroom basement suite has a flowing open floor plan with shared space in the kitchen and rec room. Bedrooms 5 & 6 in this house are sizeable and share the 4pc bath. The basement has its own laundry area making this an independent level of the home great for a mortgage helper or extended family. This home sits in a growing community with future schools, greenspaces, and easy access to major routes. Experience modern family living at its finest in Ricardo Ranch of Logan Landing. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book your showing!