



GRASSROOTS
REALTY GROUP

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40 Verity Place SW
Calgary, Alberta

MLS # A2301914



\$975,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Solar Panels

Welcome to 40 Verity Place, an exceptional, 2023 built residence offering 4 bedrooms and 3.5 bathrooms, perfectly situated on a professionally landscaped and fenced pie lot within a quiet cul-de-sac. Thoughtfully designed with a balance of elegance and functionality, the main floor showcases a private office and a stunning chef inspired kitchen featuring quartz countertops, premium finishes, and a convenient walk through pantry. At the heart of the home, the dramatic two storey great room and dining area make an unforgettable impression. Soaring ceilings, full-height windows, and a striking fireplace feature wall create a space that is both grand and inviting, with natural light pouring in throughout the day. This architectural focal point seamlessly blends everyday living with elevated entertaining. Upstairs, a central bonus room overlooks the great room below, enhancing the home's open, airy feel while maintaining a strong visual connection between levels. On the second floor there are two additional bedrooms, along with a truly impressive primary retreat. Enjoy city and prairie views, a luxurious 5 piece ensuite complete with a soaker tub, and a spacious walk-in closet designed for both comfort and style. An upper level laundry room adds an extra layer of convenience. The fully developed walk-out basement has been designed with intention, offering a sophisticated extension of the home's living space. Complete with a large family room, an additional bedroom, full bathroom, and a beautifully appointed bar, creating an ideal space for hosting, relaxing, and making the most of your downtime. Step outside to the expansive balcony just off the kitchen, perfect for morning coffee or evening unwinding. Additional upgrades include central air conditioning and solar panels, blending comfort with energy efficiency. Set within a

thoughtfully planned southwest Calgary community, this home offers seamless access to Stoney Trail and a direct route to the mountains, making both daily commuting and weekend escapes effortless. Surrounded by pathways, green spaces, and future amenities, the location offers a rare combination of connectivity, tranquility, and room to grow.