



GRASSROOTS

REALTY GROUP

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**10 Verity Landing SW
Calgary, Alberta**

MLS # A2313213



\$819,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: none

Welcome to this beautifully designed detached home by Genesis Builders, located in the highly sought-after community of Alpine Park in Calgary SW. Built in 2024, this modern and elegant home offers over 2,457 sq. ft. of upgraded living space, featuring 4 spacious bedrooms, 3 full bathrooms upstairs, and 1 full bathroom on the main floor. The main level showcases an open-concept layout with large windows that fill the home with natural light, luxury vinyl plank flooring, and a cozy fireplace in the great room. The standout feature is the modern dual-kitchen design, including a gourmet kitchen with quartz countertops, a gas range, stainless steel appliances, and a large centre island with bar seating, complemented by a walk-through spice kitchen for added culinary convenience. A main floor flex room with a full bathroom offers the perfect space for guests, a home office, or multigenerational living. Upstairs, you will find four well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 4-piece ensuite featuring dual vanities, a walk-in shower, and a private water closet. Bedrooms two and three share a full 4-piece bathroom, while the spacious bonus/family room and upper laundry room add extra functionality for everyday living. This home also features a separate side entrance to the unfinished basement, offering excellent potential for a future legal suite, subject to City approval, or additional family living space. The backyard includes a gas line hookup for BBQs, and the partially fenced yard backs onto open space with no direct neighbours behind, providing added privacy. Highlighted features include: Dual Kitchens, Built in 2024, Separate Side Entrance, Main Floor Bedroom/Flex Room, Tons of Upgrades, and Double Primary Suite Potential. Ideally situated steps from Fish Creek Park, with easy access to Bragg Creek,

Kananaskis, downtown Calgary, nearby amenities, and major commuter routes, this home offers the perfect balance of nature, convenience, and modern living. Don't miss your chance to own this exceptional property—call today to book your private showing!