



**GRASSROOTS**

REALTY GROUP

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**77 Versant Point SW  
Calgary, Alberta**

**MLS # A2313278**



**\$869,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,482 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level, No Back Lane, Rectangular Lot		

<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Built in cabinets (pantry and laundry), Blinds

\*OPEN HOUSE SATURDAY JUNE 6 from 2:00pm-4:00pm\* Elevated design meets everyday functionality in this stunning 2-storey, 4 BEDROOM home offering 2,482 sq ft of thoughtfully crafted living space. Built with modern craftsmanship, designer-curated finishes, and smart, ENERGY-EFFICIENT living in one of Calgary's most exciting emerging southwest communities. LOCATION IS KEY...built on a TRADITIONAL LOT (NOT zero lot line), situated in a quiet street, yet still walking distance to parks and pond! From the moment you step inside, you'll appreciate the bright, OPEN-CONCEPT layout, natural light, and warm contemporary style throughout. The MAIN FLOOR FLEX ROOM at the front of the home creates the perfect office, den, or playroom, while the spacious mudroom is beautifully equipped with built-in bench seating, cubbies, and coat storage for effortless day-to-day organization. The SPACIOUS, EXECUTIVE KITCHEN is truly the heart of the home, featuring built-in stainless steel appliances, a gas cooktop, waterfall-edge island, rich cabinetry, and a walk-through pantry complete with built-in shelving and storage. The adjacent dining and great room create an inviting atmosphere for entertaining and family living, highlighted by a stylish electric FIREPLACE with mantle and direct access to the rear deck in the SOUTH backyard. Upstairs, the impressive VAULTED BONUS ROOM is an excellent space to enjoy and all FOUR BEDROOMS are generously sized for growing families. The luxurious PRIMARY RETREAT features a 5-piece ensuite with standalone soaker tub, walk-in shower, dual sinks, and a spacious walk-in closet. Even the laundry room has been elevated with BUILT-IN CABINETRY for added convenience and style. The unfinished basement with separate SIDE ENTRY provides incredible future

potential for additional living space or legal secondary suite development (subject to municipal approvals and permits). An OVERSIZED DOUBLE attached garage adds practicality and extra storage space. Built Green certified, this home was designed with sustainability and efficiency in mind, featuring TRIPLE-PANE windows, high-efficiency furnace, SOLAR CHASE for future solar integration, and ELECTRIC VEHICLE charger rough-in. Smart home technology includes a programmable thermostat, Ring video doorbell, smart front lock, motion-activated switches, and Amazon Alexa touchscreen hub integration. Located in the beautiful and convenient community of Alpine Park/Vermilion Hill, residents enjoy quick access to parks, pathways, ponds, future amenities, and an easy commute throughout Calgary while being surrounded by nature and mountain-inspired community design. This is modern family living with comfort, style, and future-forward functionality all in one exceptional home.