



**GRASSROOTS**  
REALTY GROUP

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**46 Verdure Place SW**  
**Calgary, Alberta**

**MLS # A2317609**



**\$979,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,933 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Tri		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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, Mixed, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

This is the kind of custom home that makes looking for your new place feel like an upgrade, not a compromise. There is no having to choose and linger over all the options &ndash; this one is already done for you. Set on a quiet cul-de-sac in beautiful Vermilion Hill, on a pie lot with a paved rear lane, parking pad, and gorgeous finished walkout legal suite, this home brings together luxury, flexibility, and long-term livability in one seriously compelling package. If you are looking for something with the flexibility for multiple generations, an income property or even just the future possibility of it all. Inside, the scale is immediately noticeable. The 10' main floor ceilings create a bright, elevated sense of space, while 9' ceilings on both the upper and lower levels keep the entire home feeling open, polished and intentionally designed. The main floor is refined without feeling fussy, with generous principal rooms, elevated finishes, and a private balcony off the dining area that invites morning coffee, evening wine, and a little extra breathing room. Upstairs, the layout gives you the space to live beautifully day to day, while still keeping room for the people you love to visit. Kids OR Guest bedrooms mean family has their own private wing without taking over your everyday spaces, while the upper bonus room offers a relaxed second living area finished with luxury vinyl plank that continues through both stairwells for a clean, cohesive, high-end look. The primary retreat feels appropriately special, complete with its own private balcony &mdash; because some mornings deserve more than just standing at the kitchen counter with coffee. The walkout legal suite is a standout. Beautifully completed and thoughtfully finished, it adds incredible flexibility for extended family, independent adult children, guests, or rental potential. With the walkout design, full-height feel, and direct

access to the backyard, it lives like a true extension of the home rather than an afterthought. Outside, the lot gives the backyard extra presence, while the paved rear lane access and parking pad add everyday practicality. EV charger and solar panel rough-ins are already in place as well in your front attached garage - giving this home a smart head start for future forward living. And then there is Vermilion Hill &mdash; one of southwest Calgary&rsquo;s most scenic new communities, surrounded by big sky, rolling views, greenspace, pathways, and that rare feeling of being close to the city without being swallowed by it. With quick access to 22X and Stoney Trail, getting around Calgary is easy, while weekend escapes west are refreshingly simple. You are also close to the growing retail, dining, and everyday conveniences around Taza and Buffalo Run, including major shopping and services just minutes away. Vermilion Hill is designed for people who want beauty, calm, convenience, and connection &mdash; and this home fits that lifestyle beautifully. A custom walkout home, a legal lower level, room for guests,