



**GRASSROOTS**

REALTY GROUP

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**134 Versant View SW  
Calgary, Alberta**

**MLS # A2321836**



**\$690,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,799 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, 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>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Super stunning customized build home with great value! This home offers a full package of cozy and modern living. East-west facing guaranties plenty of sunshine in the house all year round. Insulated double garage, fully finished basement with side entrance and 9' ceiling, extra main floor bedroom with full bathroom facilitates multi generation living. UPGRADED luxury vinyl plank floor. UPGRADED refrigerator and chimney hood fan. UPGRADED black trimmed standing showers with sliding glass doors. UPGRADED James Hardie siding. Equipped with water softener, smart home package, wired security camera system...and more! Book showing with your favorite realtor now.