



**42 Verdure Place SW  
Calgary, Alberta**

**MLS # A2325514**



**\$874,466**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,039 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Located in Vermilion Hill, the Olivia offers 2,039 sq. ft. with 3 beds, 2.5 baths & 2025 specifications throughout. The executive kitchen features stainless steel built-in appliances, cabinet chimney hoodfan, gas cooktop, 48" uppers, waste bin pull-out, under cabinet lighting, pendant lighting & walk-through pantry. Enjoy LVP throughout the main floor, quartz countertops with undermount sinks & additional windows for added natural light. The 5-piece ensuite includes a soaker tub, fiberglass base shower with tiled walls, tile flooring & bank of drawers, also found in the main bath with dual sinks. Highlights include a walkout basement, basement rough-ins, rear full-width deck, concrete patio with BBQ gasline rough-in, mudroom bench with coat rack & cubbies, electric fireplace, paint grade railing with iron spindles, vaulted bonus room, upper laundry with tile flooring & Hardie siding exterior. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it's designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are a representative.