



**14 Versant Path SW**  
**Calgary, Alberta**

**MLS # A2325769**



**\$655,800**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior 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>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Concord II by Broadview Homes, a beautifully designed detached home with a double detached garage, Hardie Board exterior, and a premium park-facing location in the sought-after southwest Calgary community of Vermilion Hill. Offering 3 bedrooms, 2.5 bathrooms, a main floor flex room, and a basement with excellent future development potential, this home combines modern design with exceptional long-term flexibility. The bright, open-concept main floor is designed for both everyday living and entertaining. A versatile front flex room provides the perfect space for a home office, study, children's playroom, or guest area. At the heart of the home, the kitchen features quartz countertops, full-height cabinetry, a spacious 7'6" island, and abundant storage while seamlessly connecting to the dining area and great room. An elegant electric fireplace with floor-to-ceiling tile creates a stunning focal point, adding warmth and sophistication to the living space. Upstairs, the spacious primary retreat offers a walk-in closet and a beautifully appointed ensuite complete with dual vanities, a fully tiled walk-in shower, and a relaxing soaker tub. Two additional bedrooms, a full bathroom, and a conveniently located upper-level laundry room complete the second floor, providing a functional layout ideal for families and professionals alike. Outside, enjoy a completed rear deck, double detached garage, and the rare advantage of fronting directly onto park space, creating an open and inviting setting rarely found in new communities. Located in Vermilion Hill, one of southwest Calgary's newest master-planned communities, residents enjoy immediate access to Fish Creek Provincial Park, Weaselhead Flats, Glenmore Reservoir, and an extensive network of walking and cycling pathways. Surrounded by natural landscapes, future parks, mountain views, and Dark Sky community

designation, Vermilion Hill offers a lifestyle centered around nature while remaining just minutes from shopping, major commuter routes, and everyday amenities. Combining quality craftsmanship by Broadview Homes, a premium park-facing location, exceptional outdoor access, and a thoughtfully designed floorplan, the Concord II presents an outstanding opportunity to own a beautiful home in one of southwest Calgary's most desirable new communities.