



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

26 Versant Path SW
Calgary, Alberta

MLS # A2325771



\$674,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Concord II by Broadview Homes, a thoughtfully designed detached home with Hardie Board siding, a double detached garage, 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, side entrance, and a basement with excellent future development potential, this home blends modern design with exceptional functionality for today's lifestyle. The main floor welcomes you with a versatile flex room, ideal for a home office, study, playroom, or guest space. The open-concept layout is designed for both everyday living and entertaining, centered around a beautifully appointed kitchen featuring quartz countertops, full-height cabinetry, a spacious 7'6" island, and abundant storage. The adjoining dining area flows seamlessly into the great room, where an elegant electric fireplace with floor-to-ceiling tile creates a warm and inviting focal point. Upstairs, the spacious primary suite offers a walk-in closet and a beautifully finished 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 that easily adapts to growing families, professionals, or those working from home. Outside, enjoy a completed rear deck, double detached garage, and the rare benefit of fronting directly onto park space, creating an open and inviting setting with beautiful views right outside your front door. Located in Vermilion Hill, one of southwest Calgary's newest master-planned communities, residents enjoy being just minutes from Fish Creek Provincial Park, Weaselhead Flats, Glenmore Reservoir, and an extensive network of walking and cycling pathways. Surrounded by mountain views,

planned parks, natural green spaces, and recognized as a Dark Sky community, Vermilion Hill offers a unique balance of nature, recreation, and urban convenience with quick access to shopping, major commuter routes, and everyday amenities.