



**7 Verdure Gate SW
Calgary, Alberta**

MLS # A2326787



\$859,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,554 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: Builders Appliance Package

Corner Lot | Move in Ready | Mateo Model | Genesis Builders Group Inc | East Frontage | West Facing Backyard | Close to Greenspace | Mountain Views | 2,553 SqFt | 4 Bedrooms | 2.5 Bathrooms | Abundant Living Space | Soaring Open to Below Ceiling Foyer | Main Level Flex Room | Chef's Kitchen | Cabinets to Ceiling | Stainless Steel Builder's Appliance Package | Centre Island with Barstool Seating | Walk-through Pantry | Open Floor Plan | Electric Fireplace | Mudroom with Closet Storage | Spindle Railing | 4 Upper Level Bedrooms | 2 Upper Level Bathrooms | Primary with Spa Inspired Ensuite | Deep Soaking Tub | Upper Level Laundry | Separate Entry to Basement | 9Ft Foundation | Legal Suite Rough-ins | Great Backyard | Deck | Gas Line for BBQ | Front Double Attached Garage. Welcome home to the Mateo by Genesis Builders Group Inc., a beautifully designed family home perfectly positioned on a desirable corner lot with an east-facing front, west-facing backyard, mountain views & quick access to nearby greenspace. Thoughtfully designed with abundant living space, modern finishes & exceptional functionality, this move-in ready home offers everything today's family is looking for. Step inside to a grand foyer where soaring open-to-below ceilings create a striking first impression filled with natural light. The main level flex room is perfectly suited for a home office, children's playroom or formal sitting area. Continue into the open floor plan where the chef's kitchen is the heart of the home, beautifully finished with ceiling-height cabinetry, a stainless steel builder's appliance package, a centre island with barstool seating & a walk-through pantry that conveniently connects to the mudroom with closet storage. Open to the dining & living rooms, this layout is ideal for everyday living & entertaining. The electric fireplace creates a warm focal point while a rear door leads to the

deck complete with a gas line for your BBQ, making outdoor dining & summer entertaining effortless. Upstairs, spindle railings overlook the impressive foyer below while 4 spacious bedrooms, 2 full bathrooms & a conveniently located laundry room complete the upper level. The primary suite is a relaxing retreat featuring a spa-inspired ensuite with a deep soaking tub, separate shower, dual vanities & a spacious walk-in closet. The additional bedrooms are generously sized & share the main 4pc bathroom, making this an ideal layout for growing families. The unfinished basement features a separate side entry, 9Ft foundation walls & legal suite rough-ins, providing outstanding potential for future development or multigenerational living. Outside, the west-facing backyard offers plenty of space to enjoy the afternoon & evening sun, while the front double attached garage & driveway provide ample parking. Combining quality craftsmanship, thoughtful design, mountain views & an exceptional location, this beautiful home is ready for its first ever owners. Hurry & book your showing today!