



GRASSROOTS
REALTY GROUP

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10 Versant Path SW
Calgary, Alberta

MLS # A2334110



\$689,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,680 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, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Newport III by Broadview Homes, a beautifully designed 1,680 sq. ft. detached home in the sought-after community of Vermilion Hill. Perfectly positioned fronting directly onto park space, this brand new home offers the rare opportunity to enjoy unobstructed green space views and immediate access to nature, all while remaining just minutes from everyday amenities. Thoughtfully designed with 3 bedrooms, 2.5 bathrooms, a central upper loft, separate side entrance, detached double garage, rear deck, and oversized concrete patio, this home combines stylish finishes with exceptional functionality. Designed for modern living, the main floor features a bright, open-concept layout that flows effortlessly from one space to the next. The kitchen is both functional and inviting, showcasing a spacious central island, ample cabinetry, and a generous pantry that provides excellent storage. Overlooking the dining area and great room, it creates the perfect setting for everyday living and entertaining. The great room is highlighted by a striking electric fireplace with floor-to-ceiling tile surround, while large windows flood the space with natural light and create a seamless connection to the rear deck and expansive concrete patio. The upper level offers a thoughtfully designed layout centered around a versatile loft that provides additional living space for a family room, home office, or children's play area. The spacious primary retreat features a walk-in closet and a private ensuite complete with dual vanities and a fully tiled walk-in shower. Two additional bedrooms, a well-appointed 4-piece bathroom, and convenient upper-level laundry complete the second floor. The unfinished basement offers excellent future potential with rough-ins already in place for future development. Combined with the separate side entrance, the lower level provides

flexibility to create additional living space tailored to your family's needs. Nestled in one of Calgary's newest southwest communities, Vermilion Hill is surrounded by some of the city's most celebrated natural landscapes. Residents enjoy easy access to Fish Creek Provincial Park, Glenmore Reservoir, Weaselhead Flats, scenic walking and cycling pathways, neighbourhood parks, and future community amenities. With convenient access to Tsuut'ina Trail, commuting throughout Calgary is effortless while still enjoying the peaceful setting and outdoor lifestyle that make Vermilion Hill such a desirable place to call home.