



GRASSROOTS
REALTY GROUP

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11 Verdure Gate SW
Calgary, Alberta

MLS # A2340279



\$683,723

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,689 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Beautiful home with standout curb appeal, featuring Hardie siding and black front window grills. Designed for family living, it offers a widened garage, side entrance, 9' basement walls, rear deck with BBQ gas line, and added windows for a bright, welcoming feel. Enjoy durable LVP throughout the main, quartz countertops with undermount sinks, paint-grade railing with iron spindles, and a cozy electric fireplace with shiplap detail. The executive kitchen features built-in stainless steel appliances including a chimney hood fan, gas cooktop, pendant lighting, and walk-in pantry. Upstairs, the vaulted bonus room is perfect for movie nights or play, while the 5-piece ensuite offers a soaker tub, tiled fiberglass shower, vanity drawers, and tiled floors. 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 testings, 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.