



GRASSROOTS
REALTY GROUP

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40 Verity Place SW
Calgary, Alberta

MLS # A2343410



\$935,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,308 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	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:	Bar, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Solar Panels

Welcome to 40 Verity Place, an exceptional 2023 built residence offering 4 bedrooms and 3.5 bathrooms, ideally positioned on a professionally landscaped and fully fenced pie lot within a quiet cul de sac. Thoughtfully designed to balance elegance with everyday functionality, the main floor features a private home office and a beautifully appointed chef inspired kitchen with quartz countertops, premium finishes, and a convenient walk through pantry. At the heart of the home, the dramatic two storey great room creates an unforgettable first impression. Soaring ceilings, expansive full height windows, and a striking fireplace feature wall fill the space with natural light and create a seamless connection to the adjoining dining area. Grand yet inviting, this impressive space is equally suited to everyday living and entertaining. Upstairs, a central bonus room overlooks the great room below, enhancing the home's open and airy design while creating a natural gathering space. Two additional bedrooms are complemented by an impressive primary retreat, where city and prairie views provide a beautiful backdrop. The luxurious 5 piece ensuite features a soaker tub, while a spacious walk in closet and convenient upper level laundry complete the floor. The fully developed walk out basement offers a sophisticated extension of the home's living space. A generous family room, beautifully appointed bar, fourth bedroom, and full bathroom create an ideal setting for entertaining guests, relaxing with family, or enjoying a quiet night in. Step outside to the expansive balcony just off the kitchen, perfect for morning coffee, outdoor dining, or unwinding at the end of the day. Central air conditioning and solar panels add year round comfort and energy efficiency. Located in a thoughtfully planned southwest Calgary community, this home offers convenient access to Stoney

Trail and a direct route west toward the mountains, making both daily commuting and weekend escapes effortless. Surrounded by pathways, green spaces, and growing community amenities, 40 Verity Place offers an exceptional combination of space, style, tranquility, and connectivity.