



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

46 Verdure Place SW
Calgary, Alberta

MLS # A2345509



\$929,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,933 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Shingle Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data

Inclusions: Basement Dishwasher, Basement Microwave Hood Fan, Basement Electric Range, Basement Refrigerator

A 10-FOOT MAIN FLOOR, TWO PRIVATE BALCONIES, AND A FULLY FINISHED WALKOUT LEGAL SUITE — THIS IS NOT YOUR TYPICAL NEW BUILD. Tucked into a quiet cul-de-sac in Vermilion Hill, this custom Homes by Avi home gives you 1,933 sq. ft. above grade plus a finished 520 sq. ft. legal basement suite, with a layout that feels noticeably more considered than the usual spec-home formula. The main floor makes its entrance with soaring 10' ceilings, wide-plank luxury vinyl, and an open kitchen, dining and great room anchored by a FULL-HEIGHT TILED FIREPLACE FEATURE WALL. The kitchen is anything but basic: 50" upper cabinetry, quartz counters, a BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, chimney hood fan, pot-and-pan drawers, open shelving and under-cabinet lighting all bring a more tailored finish. Off the dining area, step onto a PRIVATE REAR DECK OVERLOOKING THE WALKOUT YARD. Upstairs, 9' ceilings continue the sense of scale. The bonus room gives you a true second living space, while the primary bedroom adds a VAULTED CEILING, PRIVATE 12' X 6' BALCONY, walk-in closet and 5-piece ensuite with SOAKER TUB, separate tiled shower and dual sinks. Two additional bedrooms, a full bath and upstairs laundry complete the level. Then there's the lower level. With its own exterior entry, kitchen, living area, bedroom, bathroom and laundry, the FINISHED LEGAL WALKOUT SUITE is a genuine self-contained living space—not simply a basement with a kitchenette added later. Its independent heating and ventilation system further separates it from the main residence. Outside, the cul-de-sac lot includes paved rear-lane access and DEDICATED REAR GRAVEL PARKING PAD, while the FRONT-ATTACHED DOUBLE GARAGE keeps

everyday parking easy. Future-minded details include 200+ amp service and conduit for future solar installation. Custom where it counts, beautifully finished, and built with options most homes simply don't have. Book a showing and find out for yourself if THIS is the one you've been looking for.