



GRASSROOTS
REALTY GROUP

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75 Versant Rise SW
Calgary, Alberta

MLS # A2345854



\$879,700

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,572 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Manufactured Floor Joist, See Remarks, Sill Plate, Joists, Wood Frame	Zoning:	Res-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, 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		

OPEN HOUSE this Sun 12-2 on 27 Sept. Get ready to enjoy the mountain-themed Alpine Park lifestyle right away in a virtually NEW 2580 sq ft 5 bedrooms above-ground, 3 FULL bathroom home on a large traditional lot (not 0-ft to the property line) -- and NO VINYL SIDING here!! Starting from near the front door is a right-size office/bedroom with window, door, & closet featuring a full bathroom right beside it for overnight guests or extended family. From here, the grand home opens up towards bright west-facing windows in the massive 17X13 ft family room (with black electric fireplace) and equally massive 15X12 ft dining room leading to a deck in the spacious backyard. From the humungous 24X25 ft attached garage is the coat hanging area going to the convenient walk-thru pantry opening to an uncompromisingly upgraded kitchen featuring glossed silver-grey full-height cabinetry encompassing built-in stainless steel appliances: 5-burner gas cooktop with chimney hoodfan, built-in oven and full height microwave oven, plus SxS fridge with water dispenser. Off to the side of the living areas on the main floor are wide stairs with railing going up to the enormous 20X14 bonus room separating the FOUR bedrooms with 3 on one side and the primary 18X12 bedroom on the other. The latter has the luxurious ensuite with his-&-her vanities, with drawers, separated by a soaker tub with a glimpse of the countryside. There is also a 5 ft-wide shower and private WC completing the grandeur style; the walk-in closet is a roomy 13X6.5 ft. FYI The laundry room is upstairs near your clothes. The unfinished 1000+ sq ft lower level with 3 LARGE windows has its own entrance on the side, and is designed for a 2-bedroom suite -- subject to city approval. Come visit this premium home at 75 Versant Rise SW to fully appreciate the spaciousness, ALL of the upgrades including air

conditioning, and a perfect location in sought-after Alpine Park -- with pond, Costco nearby, and fast access to all parts of the city & the mountains via Stoney Trail.