



GRASSROOTS
REALTY GROUP

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42 Verdure Place SW
Calgary, Alberta

MLS # A2350727



\$834,041

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

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, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 42 Verdure Place by Sterling Homes Calgary! Located in Vermilion Hill, the Olivia offers 2,039 sq. ft. with 3 beds, 2.5 baths & 2025 specifications throughout. The executive kitchen features stainless steel built-in appliances, cabinet chimney hoodfan, gas cooktop, 48" uppers, waste bin pull-out, under cabinet lighting, pendant lighting & walk-through pantry. Enjoy LVP throughout the main floor, quartz countertops with undermount sinks & additional windows for added natural light. The 5-piece ensuite includes a soaker tub, fiberglass base shower with tiled walls, tile flooring & bank of drawers, also found in the main bath with dual sinks. Highlights include a walkout basement, basement rough-ins, rear full-width deck, concrete patio with BBQ gasline rough-in, mudroom bench with coat rack & cubbies, electric fireplace, paint grade railing with iron spindles, vaulted bonus room, upper laundry with tile flooring & Hardie siding exterior. 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 testing, 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. Photos are representative.