



GRASSROOTS
REALTY GROUP

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50 Verdure Place SW
Calgary, Alberta

MLS # A2352748

\$858,453

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 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: Built-in 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

This beautiful home was thoughtfully designed to include a 1-bedroom developed basement for extra family space. Enjoy James Hardie exterior with black windows, rear deck with BBQ gas line, added windows, 8' main floor doors, maple railing, and cozy gas fireplace with maple mantle and shiplap. The executive kitchen features built-in stainless steel appliances, gas cooktop, cabinet chimney hood fan, 48" uppers, under-cabinet lighting, island pendants, pull-out waste bin, and walk-through pantry with MDF shelving. Mudroom cubbies keep busy days organized, while the vaulted bonus room is perfect for movie nights. Ensuite offers freestanding tub, tiled shower with bench and barn door, drawers, and tile flooring. 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.