

\$724,900 - 118 Versant View Sw, Calgary

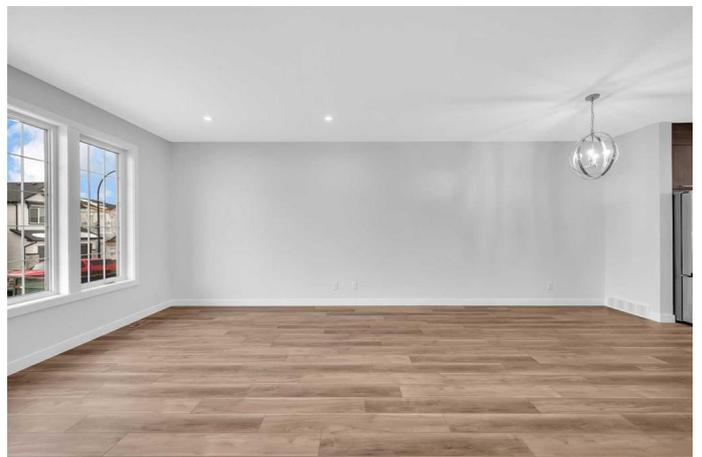
MLS® #A2183587

\$724,900

5 Bedroom, 4.00 Bathroom, 1,602 sqft
Residential on 0.06 Acres

Alpine Park, Calgary, Alberta

Welcome to your dream home in the sought-after Vermillion Hill community! This stunning 5-bedroom, 3.5-bathroom detached single-family home is perfectly situated to offer breathtaking, unobstructed views of downtown on one side and the majestic mountains on the other. The community boasts a large recreational pond, making it an ideal retreat for outdoor enthusiasts and families alike. Inside, you'll find a thoughtfully designed layout, highlighted by an L-shaped kitchen on the main floor that seamlessly connects to the dining and living area perfect for entertaining. Triple-pane large windows flood the home with natural light, and led light package adds more value. The spacious primary suite features a walk-in closet and a spa-like ensuite, while two additional bedrooms provide ample space for growing families or guests. You will also find a convenient laundry room and a common 4pc bath on the 2nd level. This property also offers you a large backyard with downtown views and a two-car garage with back alley access. The entire property and garage offer you Hardie board siding, which gives peace of mind and an elegant look to the house. One of the standout features of this home is the fully legal two-bedroom basement suite, offering an excellent mortgage helper or additional living space for extended family. The basement suite offers a separate private entrance and a laundry area. With modern finishes, ample parking, and proximity to top-rated schools, Fish creek park, Costco, and other shopping



amenities, this property has everything you need to live comfortably and conveniently. Don't miss the opportunity to make this extraordinary home yours. Schedule your private viewing today and experience all it has to offer!

Built in 2024

Essential Information

MLS® #	A2183587
Price	\$724,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,602
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	118 Versant View Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0X3

Amenities

Amenities	Playground, Park
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Gas Water Heater, Microwave, Refrigerator, Range Hood
Heating	Baseboard, Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Private, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 17th, 2024
Days on Market	86
Zoning	R-G
HOA Fees	260
HOA Fees Freq.	ANN

Listing Details

Listing Office	Realty Executives Pioneers
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