



GRASSROOTS
REALTY GROUP

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138 Versant Rise SW
Calgary, Alberta

MLS # A2241663



\$689,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Situated in the charming community of Vermilion Hill surrounded by nature and just a stone's throw to Fish Creek Park, Glenmore Reservoir and Weaselhead Flats. This two story residence offers over 1,700 square feet of thoughtfully designed living space, perfect for modern families. There is a trendy island kitchen featuring an upgraded Samsung gas range, quartz countertops, and ample storage – a culinary enthusiast's haven. The main floor features 9' ceilings and luxury vinyl plank flooring that seamlessly flows throughout. For those with dreams of additional living space, the SEPARATE SIDE ENTRANCE offers many possibilities for future basement development. The upstairs has a central flex room – a versatile space that beautifully separates the primary bedroom from the additional two bedrooms. Rest easy knowing your new home has a 10-year NEW HOME WARRANTY backed by NuVista Homes, a builder known for their customer focused approach and commitment to quality. Make this gorgeous new home in Vermilion Hill yours, a perfect blend of modern design, functionality, and peace of mind.