



GRASSROOTS
REALTY GROUP

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72 Veranda Boulevard SW
Calgary, Alberta

MLS # A2245601



\$629,000

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,740 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.68 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	N/A
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Stunning 3-Bedroom Semi-Detached Home in Vibrant Vermilion Hill! Welcome to your dream home in the heart of the sought-after community of Vermilion Hill! This beautifully upgraded 2-storey semi-detached property offers over 1,700 sq. ft. of thoughtfully designed living space, blending comfort, style, and investment potential. Step inside to discover an open-concept main floor featuring soaring ceilings, a spacious living area, and a sleek modern kitchen complete with stainless steel appliances, a built-in microwave, quartz countertops, a large central island, and a walk-in pantry—perfect for both everyday living and entertaining. Upstairs, a cozy family room provides an ideal space to unwind. The expansive primary suite includes a walk-in closet and a luxurious 4-piece ensuite, while two additional bedrooms and convenient upper-floor laundry add to the home’s functionality. The basement is ready for a legal suite, with a separate side entrance—an excellent opportunity for additional income or multigenerational living. A double detached garage is currently under construction, completing the package. Modern and durable luxury vinyl plank flooring runs throughout the home, enhancing its contemporary charm. Don’t miss this exceptional opportunity to live in a thriving, amenity-rich neighborhood while also making a smart investment. Book your private viewing today and make this beautiful home yours!