



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

77 Versant Point SW
Calgary, Alberta

MLS # A2253741



\$888,750

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Alpine Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,463 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Cement Fiber Board, Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the Pierce & where thoughtful design meets everyday comfort. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a main floor flex room and a mudroom with bench, coat racks, and cubbies for added functionality. The executive kitchen includes built-in stainless steel appliances, gas cooktop, peninsula layout, and a walk-through pantry. The great room offers a cozy electric fireplace with mantle and access to the rear deck. Upstairs, enjoy a vaulted bonus room, tile flooring in wet areas, dual sinks in the main bath, and a 5-piece ensuite with standalone tub and walk-in shower. Large windows throughout bring in beautiful natural light. 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 that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full package 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.