



GRASSROOTS
REALTY GROUP

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58 Versant Rise SW
Calgary, Alberta

MLS # A2256430



\$819,400

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,227 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Bennett & a thoughtfully designed home combining luxury, comfort, and functionality. 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 beautifully upgraded home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, quartz waterfall island, Silgranit sink, and under-cabinet lighting. Thoughtful details include a flex room, electric fireplace and custom lockers in the mudroom. The sunshine basement offers a bright and inviting space, complete with an oversized window that fills the room with natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins & perfect for future development. Upstairs offers a vaulted bonus room, a luxurious ensuite with tiled shower walls and drawer banks, plus tile in the main bath and laundry. 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.