



GRASSROOTS
REALTY GROUP

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91 Versant Way SW
Calgary, Alberta

MLS # A2258079



\$884,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builder Appliance Package		

**** Brand New Move in Ready Home with a LEGAL 2 Bedroom Basement Suite built by Genesis Homes **** Welcome to 91 Versant Way SW, a beautifully designed front-attached garage home offering the perfect blend of space, style, and smart technology. Situated on a south-backing pie-shaped lot and directly facing a park, this home provides a rare combination of scenic views and functional living. With a total of seven bedrooms, this property is ideal for multigenerational families or buyers looking to generate additional income. The upper level features four generously sized bedrooms, while the main floor includes a flex room and bathroom—perfect for guests or extended family. The fully legal two-bedroom basement suite offers a fantastic mortgage helper or private space for relatives. Throughout the home, you'll find upscale finishes including quartz countertops and an executive kitchen with a Samsung built-in kitchen package with a gas cooktop, wall oven, chimney hood fan, and microwave, as well as a striking 50" electric linear fireplace and stained wood railings with metal spindles. Tech enthusiasts will love the full Smart Home package, which includes an EV charger, Ring video doorbell, touchscreen front lock, WiFi-enabled garage opener, Ecobee thermostats, Amazon Echo integration, Lutron smart dimmers, and door/window sensors. Located just minutes from Fish Creek Park and with easy access to Stoney Trail, this home combines luxury, location, and leading-edge technology in one exceptional package. Don't miss your chance to call it home.