



GRASSROOTS
REALTY GROUP

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17 Veranda Boulevard SW
Calgary, Alberta

MLS # A2262486



\$689,999

Division:	Alpine Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,700 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Basement appliances: Dishwasher, Microwave Hood Fan, , Electric Stove, washer dryer

Welcome to Vermilion in Alpine Park — one of Calgary's new and stunning SW communities! This thoughtfully designed home offers the perfect blend of style, space, and functionality, making it an ideal choice for families, investors, or multi-generational living. Upstairs, you'll find three spacious bedrooms, a generously sized bonus room, and an open-concept main living area filled with character and charm. The seamless layout is perfect for entertaining, while the modern finishes create a warm and inviting atmosphere. Downstairs, the 2-bedroom Legal Suite is a true highlight—complete with its own dedicated furnace for independent heat control, making it an excellent rental opportunity or private living space. The home also features Hardie board siding, a double garage for secure parking and storage, and was built in 2024, meaning it is still under warranty for peace of mind. Perfectly located just a 20-minute drive to downtown, this property sits steps from a pond and park, offering stunning views of the mountains, Fish Creek Park, and downtown Calgary. Enjoy the convenience of walkable amenities right outside your door, including a scenic storm pond, playgrounds, parks, gathering areas, and pathways. Plus, you'll have quick access to Stoney Trail, making commuting and daily errands effortless. Whether you're searching for your forever home or a smart investment property, this is truly a must-see home that checks all the boxes!