



GRASSROOTS
REALTY GROUP

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

51 Versant Rise SW
Calgary, Alberta

MLS # A2266581



\$949,710

Division:	Alpine Park		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,210 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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

Experience elevated living in the Bennett 2 – a stunning 3-storey home designed for space and style. 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. Enter into a thoughtfully planned layout featuring a main floor bedroom and full bath. The executive kitchen boasts built-in stainless steel appliances, a walk-in pantry, island with waterfall quartz and pendant lighting. The great room stuns with an electric fireplace and open-to-above design. Enjoy outdoor living on the rear deck or third-floor balcony. The second floor offers a spacious bonus room and a luxurious 5-piece ensuite. Upstairs, find a versatile loft, additional bedroom, and full bath. Many windows throughout fill every level with 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 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 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.