



**GRASSROOTS**  
REALTY GROUP

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**136 Versant Point SW**  
**Calgary, Alberta**

**MLS # A2272129**



**\$810,650**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,128 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

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. Experience modern comfort and elevated design in this beautifully crafted home. This impressive layout features LVP throughout the main floor, added natural light from additional windows, and a widened garage. The kitchen includes stainless steel appliances with a chimney hoodfan, a peninsula with pendant lighting, walk-through pantry, and wastebin pullout. A gas fireplace with a maple mantle warms the living area, while a built-in mudroom locker adds convenience. Upstairs offers a vaulted bonus room, tiled bathroom and laundry floors, and a luxurious 5-piece ensuite with a tiled-wall fiberglass shower and bank of drawers. A side entrance, 9' basement ceiling, and full-width deck with BBQ gas line complete this standout home. 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 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.