



GRASSROOTS
REALTY GROUP

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22 Versant Path SW
Calgary, Alberta

MLS # A2273420



\$715,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,694 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

Facing a beautiful green space, the Newport 3 by Broadview Homes offers exceptional living in the sought-after community of Vermilion Hill. This brand-new 1,631 sq ft laned home features a durable Hardie board exterior and includes 3 bedrooms, 2.5 bathrooms, and a bright open-concept layout designed for modern living. The stylish kitchen flows into the dining and living areas, highlighted by an electric fireplace and upgraded interior finishes throughout. Upstairs, enjoy the versatility of an upper bonus room—perfect for a home office or cozy retreat—along with well-appointed bedrooms and convenient laundry. Additional perks include a rear deck, double detached garage, basement plumbing rough-ins for potential future development, and a tankless hot water system for on-demand efficiency. Move-in ready for early 2026.. Photos are representative.