



GRASSROOTS
REALTY GROUP

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

59 Versant Way SW
Calgary, Alberta

MLS # A2277907



\$874,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Sloped, Views, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

QUICK POSSESSION HOME IN THE DESIRABLE COMMUNITY OF ALPINE PARK - The greenspace out front. The skyline vistas out front. The way the CORNER LOT opens up instead of closing in. No line of driveways staring back at you. Located on a 44' corner lot across from a park, perched on a hill that allows view galore - This Lincoln model offers beautiful upgrades both inside and out. Quartz counters throughout, Upgraded 8' doors, a full three piece bath and a bedroom on the main floor make this home flexible for growing families and guests alike. The back of the home is centered around a beautiful and upgraded kitchen that checks all the boxes, including a walkthrough pantry and a mud room made to perform. Upstairs more room to grow with a central bonus room, 3 additional secondary bedrooms, and a massive master suite. The 5 piece ensuite brings all the natural light in, and the extra sized walk in closet will make those dreams come true. This is a house that assumes you have a life. One with bags and coats and groceries and conversations that start in one room and end in another. There's room to gather and room to step away. Upstairs feels private without feeling cut off. The basement waits with purpose—unfinished, yes, but open, bright, and clearly meant for whatever comes next. It The house isn't trying to convince you it's flexible—it already is. Outside, the yard doesn't ask for improvement. It asks for use. The PARK ACROSS THE STREET becomes part of the rhythm—walks that don't need planning, fresh air that doesn't feel like an errand. The neighbourhood feels new, but grounded, like it already knows what it's growing into. Everything you need sits close to home - with the New Taza development and Costco just minutes away. Stoney Trail can whisk you

away to wherever you need to go quickly and efficiently. This is a well-built, thoughtfully planned home, fully complete and available now. IF YOU'VE BEEN WAITING FOR THE RIGHT ONE, THIS IS WORTH A LOOK. • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.