



GRASSROOTS
REALTY GROUP

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79 Versant Rise SW
Calgary, Alberta

MLS # A2280311



\$927,600

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 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	LLD:	-
Exterior:	Brick, Cement Fiber Board, 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		

Welcome to the Bennett — a versatile and elegant home designed for modern living. 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. With a convenient side entrance and a main floor bedroom with full bath, it's perfect for guests. The executive kitchen offers built-in stainless steel appliances, gas cooktop, walk-in pantry, waterfall edge island, and stylish pendant lighting. Soaring ceilings in the open-to-above great room create a grand atmosphere, anchored by a sleek electric fireplace. A 75 US gallon gas water heater ensures consistent comfort and efficiency throughout the home. Enjoy the outdoors on the full-width rear deck, and unwind upstairs in the spacious primary bedroom with a luxurious five-piece ensuite. 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 representative