



GRASSROOTS
REALTY GROUP

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82 Versant Rise SW
Calgary, Alberta

MLS # A2285100



\$769,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,068 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Sloped, 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, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'VE BEEN SEARCHING FOR A MOVE-UP HOME THAT ACTUALLY FEELS WORTH IT, HERE IT IS. This Hemsworth model in Vermilion Hill delivers four bedrooms and three full baths — including a MAIN-FLOOR BEDROOM with a fully tiled shower that makes multi-generational living, long-term guests, or a private office feel completely natural. Now let's talk about the heart of the home — because it deserves your attention. The kitchen delivers exactly what a move-up should: a GAS COOKTOP, BUILT-IN WALL OVEN, and CHIMNEY HOOD FAN backed by tile to the ceiling, paired with tall cabinetry, pot drawers where they belong, and quartz surfaces that elevate everyday life. A WALKTHROUGH PANTRY connects directly to the mudroom and garage entry — keeping groceries, backpacks, and real-life mess moving quietly out of sight. Upstairs is where this home really opens up. The BONUS ROOM anchors the level, while the OPEN-TO-BELOW design looks over the two-storey great room and its FULL-HEIGHT FIREPLACE FEATURE WALL — a vertical moment that adds scale and drama you simply don't expect. The primary retreat delivers a true five-piece ensuite with DUAL SINKS, a DEEP SOAKER TUB, and a TILE-AND-GLASS SHOWER, flowing into a walk-in closet that connects directly to the laundry room (because someone was thinking about real life). And the secondary bedrooms? Both come with walk-in closets — no afterthoughts here. And then there's the SUNSHINE BASEMENT. Nine-foot foundation walls, large windows and a SEPARATE EXTERIOR ENTRY create light and space that's ready for whatever your next chapter looks like — extended family, future development, or the flexibility you've been craving. Vermilion Hill is one of

Calgary's newest southwest communities, defined by BIG-SKY VIEWS, cohesive architecture, and streetscapes designed to feel polished from the start. Wide boulevards, planned parks, and connected pathways create a neighbourhood that already feels established rather than pieced together, with QUICK ACCESS TO MAJOR ROUTES and everyday amenities. And its DARK SKY DESIGNATION preserves those clear, starlit evenings — a rare touch in a new Calgary neighbourhood. IMMEDIATE POSSESSION means no waiting — just a move-up home that makes you glad you did. Call your agent and BOOK A SHOWING, you'll thank me later. • PLEASE NOTE: Photos are of another spec home of the same model — fit & finish may differ. Interior selections & floorplans shown in photos.