



**86 Versant Rise SW
Calgary, Alberta**

MLS # A2287260



\$753,000

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, Level, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

** Genesis Builders Group presents the Leo II **| Brand New Home | 1,999 SqFt | 4 Bedrooms | 2.5 Bathrooms | Incredible Open Floor Plan | High Ceilings | Sparkling Kitchen | Full Height Cabinets | Stainless Steel Appliances | Gas Cooktop | Built-in Oven & Microwave | Kitchen Island with Barstool Seating Area | Walk-Through Pantry to Mudroom | Electric Fireplace | Recessed Lighting | Large Windows | Upper Level Bonus Room | Upper Level Laundry | Unfinished Basement | Separate Side Entry | Expansive Backyard | Pie Shaped Lot | Double Front Attached Garage | Smart Home. Welcome home to the Leo II built by Genesis Builders Group in the sought after new community of Vermilion Hill SW. This home is vast with living space, high ceilings and great natural light. The front door opens to a foyer with closet storage for a tidy space. The open floor plan kitchen, dining and living rooms makes this the premier home for entertaining friends and family. The fully loaded kitchen is outfitted with full height cabinets, sparkling countertops, stainless steel appliances, a gas cooktop, built-in microwave & oven, and a large centre island with barstool steaing space. The walk-through pantry connects your mud room off the interior garage door to the kitchen making grocery drops easy! Both the dining and living rooms are loaded with natural light as they're framed with large windows. The door to the backyard is here too making indoor/outdoor living easy in the warm summer months! The main level is complete with a 2pc powder room. Upstairs holds 4 bedrooms, a bonus family room and walk-in laundry. The primary bedroom is a personal oasis with a spacious 5pc ensuite that leads into your walk-in closet. The ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. Bedrooms 2, 3 & 4 share the main 4pc bath with a tub/shower combo and

extended single vanity with great storage below. The bonus family room is central on the upper level providing a plush and comfortable common area for the family to unwind in the evenings. The laundry room located upstairs is every home owner's dream as its located near all the bedrooms! Downstairs, the unfinished basement is a blank canvas with a separate side entrance providing you with great future development opportunities! Additional highlights include 9 ft basement ceilings and rough-ins for added convenience. Located in the scenic community of Vermilion Hill, this home provides easy access to parks, pathways, green spaces, and major routes, offering the perfect balance of comfort, style, and connectivity. Quick possession is available, making this beautiful new home move-in ready for you to enjoy. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book your showing at this gorgeous Genesis home today!