



**133 Versant Rise SW
Calgary, Alberta**

MLS # A2290341



\$754,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
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:	Cement Fiber Board, Composite Siding, Mixed, 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, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

YOU’VE DONE ENOUGH MAKING-DO. IT’S TIME FOR A HOME THAT FINALLY MEETS YOU AT YOUR LEVEL. This Gabriel model from Homes by Avi was built for people who are done compromising—on storage, flow, and the way a home should support real life. The main floor begins with a mudroom that connects directly to a WALK-THROUGH PANTRY, because groceries shouldn’t require a logistics plan. The kitchen delivers: 50" UPPERS, a chimney hoodfan, a BUILT-IN WALL OVEN, a GAS COOKTOP with griddle, and a flush island with a BREAKFAST BAR that actually seats people. QUARTZ COUNTERTOPS with a soft white marble look and subtle veining pair with creamy light wall tile and matte-black hardware for a finish that feels elevated without trying too hard. The dining area is built for loud holidays and full tables, while the great room anchors the space with a FIREPLACE FRAMED IN TILE WITH A CLASSIC MANTLE and full-height presence. With QUICK POSSESSION available, this could be the year you stop squeezing celebrations into a home that’s outgrown you. Upstairs, a CENTRAL BONUS ROOM creates breathing room between the primary and secondary bedrooms. Both secondary bedrooms include walk-in closets—a small detail that makes everyday life easier. The primary offers a generous WALK-IN CLOSET and a five-piece ensuite with a SOAKER TUB and TILE-AND-GLASS SHOWER. There’s also a true UPSTAIRS OFFICE with a door you can close, plus a WALK-IN LAUNDRY ROOM with space to sort, fold, and keep life from spilling into the hallway. Downstairs, the WALKOUT BASEMENT gives you room to grow, with a LOWER-LEVEL ENTRY stepping directly out to the backyard beneath the raised deck above. And that RAISED DECK? It extends your

dining space outward and lifts you high enough for BETTER VIEWS and clear sightlines across the yard—perfect for summer evenings, morning coffee, or keeping an eye on what’s happening below. Located in Vermilion Hill at Alpine Park, this community is shaped by natural elevation, pathways, and long south and west views. It’s connected, forward-thinking, and designed to grow beautifully over time. If this already feels like a better fit than where you are now, COME SEE IT IN PERSON. • PLEASE NOTE: Photos are of a finished Showhome of the same model – fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.