



GRASSROOTS
REALTY GROUP

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

10 Versant Path SW
Calgary, Alberta

MLS # A2290819



\$730,800

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,680 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Newport III by Broadview Homes, a brand new 1,680 sq ft home in Vermilion Hill, uniquely positioned fronting directly onto park space. This rare location offers immediate access to green space in one of Southwest Calgary's most nature focused new communities. Featuring 3 bedrooms, 2.5 bathrooms, a central upper loft, a separate side entrance, detached double garage, rear deck, and an oversized concrete patio, this home delivers thoughtful design and everyday functionality in an exceptional setting. The main floor is designed around a bright open concept layout that supports both daily living and entertaining. At the rear of the home, the kitchen features a central island and a spacious pantry, providing excellent storage and workspace while maintaining clear sightlines to the dining area and great room. The great room is anchored by an electric fireplace with floor to ceiling tile detail, creating a striking focal point within the living space. Large windows allow natural light to fill the home while the rear layout connects seamlessly to the outdoor deck and patio area. Upstairs, the primary suite offers a walk in closet and a private ensuite with dual vanities and a fully tiled walk in shower. Two additional bedrooms, a full 4 piece bathroom, and a centrally located loft provide flexible living space that can function as a second lounge, workspace, or family room. The basement includes rough ins for future development and benefits from the separate side entrance, offering flexibility to expand the living space over time. Located in Vermilion Hill, residents enjoy convenient access to nearby pathways, parks, and natural areas including Fish Creek Park, the Glenmore Reservoir, and Weaselhead Flats. With quick access to the Tsuut'ina Trail and the growing southwest amenities corridor, Vermilion Hill offers a unique balance of outdoor lifestyle and city

convenience.