



GRASSROOTS
REALTY GROUP

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38 Versant View SW Calgary, Alberta

MLS # A2144554



\$688,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,638 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to The Newport III Craftsman; presented by Broadview Homes. With 1638 square feet; 3 Bedrooms, 2.5 Bathrooms, an open floor plan and luxurious finishes; The Newport III Craftsman is the epitome of smart design and classic style. A welcoming front porch is part of this home's charm, and the open Kitchen, Great Room and Dining Area are perfect for entertaining. The kitchen is outfitted with stainless steel appliances, a large centre island with barstool seating, pot lights and soft close cabinetry. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious bonus room and laundry! The primary bedroom is paired with a walk-in closet and 5pc ensuite bathroom with dual vanities and a tub/shower combo. Bedrooms 2 & 3 are both great sized with closet space; these share the main 4pc bathroom. The bonus room is spacious and adds to comfort of the home. The upper level laundry room is every home owner's dream as its located near all the bedrooms. The basement is ready for a legal suite as its outfitted with a separate side entrance, 9' ceilings, second furnace & HRV, kitchen & laundry room rough-in. Vermilion Hill is steps away from Fish Creek Park & the community has views of the Rocky Mountains and easy access to Bragg Creek and Kananaskis. Hurry and book a showing at this beautiful brand new Broadview Home today! *Photos shown are of the Show Home; design, selections and finishes may not be exactly as shown.