



**27 Versant View SW**  
**Calgary, Alberta**

**MLS # A2147566**



**\$849,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,256 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** N/A

Genesis Builders presents The Whitlow; a beautiful and spacious home offering both elegance and functionality. The Whitlow is a 2-storey front attached garage home boasting 2256 SqFt, 3-Bedrooms, 2.5-Bathrooms, a main floor flex room and an open floor plan. This home is finished with large windows, quartz counter tops in the kitchen and bathrooms and luxury vinyl plank, plush carpet flooring. The open floor plan is comfortable and inviting for your family's enjoyment. The great room features a fireplace adding warmth and ambiance to the space. The gourmet kitchen is finished with top of the line stainless steel Samsung appliances, a Kitchen-Aid Gas Range, ample cabinet storage, quartz countertops, a centre island with barstool seating and a deep walk-in pantry for additional storage. The main floor Flex Room/Den provides versatility, this space is perfect for a home office or a guest bedroom. The main level is complete with a 2pc bathroom and mudroom off the interior garage door. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious family room and a laundry room. The primary bedroom is expansive with a deep walk-in closet and private 4pc ensuite bathroom. The ensuite features dual vanities, quartz countertops, a walk-in shower, private washing closet. Bedrooms 2 & 3 are great sized; these share the main 4pc bathroom with a tub/shower combo and single vanity. The bonus of an upper level family room adds both comfort and additional living space. The laundry room is located on the upper level near the bedrooms for convenience. The laundry room is outfitted with cupboard storage, counterspace and a sink. Downstairs is an unfinished basement ready to grow with your family. Outside, is a great backyard with space to enjoy in the summer and a gas line for a BBQ! 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 The Whitlow today! \*Photos shown are of the Show Home; design, selections and finishes may not be exactly as shown.