



53 Versant Point SW
Calgary, Alberta

MLS # A2177229



\$899,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,354 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cleared		

Heating:	High Efficiency	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island		

Inclusions: N/A

Nestled in the vibrant new community of Vermillion Hill in southwest Calgary, this stunning 2,300 sq. ft. property presents the perfect fusion of modern luxury, natural beauty, and convenience. Thoughtfully upgraded with over \$65,000 in custom features, this home provides a beautiful space and a lifestyle that combines urban access with the tranquillity of nature. Living in Vermillion Hill means enjoying the best of both worlds. The community boasts a scenic pond, peaceful walkways, and views that stretch from the downtown Calgary skyline to the majestic Rocky Mountains. With easy access to Bragg Creek and Kananaskis, weekends filled with outdoor adventures are at your fingertips, whether it's hiking, skiing, or just taking in the beauty of Alberta's landscapes. Despite this proximity to nature, every modern amenity is within a five-minute drive, including Costco, Gold's Gym, dental care, and local favourites like Tim Hortons. Plus, downtown Calgary is only 20 minutes away, making this location ideal for those who seek both convenience and natural beauty. Inside, every detail of the home speaks to quality and comfort. Over \$17,000 has been invested in top-of-the-line appliances, ensuring the kitchen is as functional as it is stylish. Stainless steel appliances blend with sleek cabinetry, while luxury vinyl plank (LVP) and tile flooring throughout create a modern, low-maintenance interior—no carpet anywhere! This flooring choice not only enhances the contemporary design but also makes cleaning a breeze, ideal for busy households and pet owners. The master suite is a highlight, designed to feel like a personal retreat. Oversized to comfortably fit a California king bed, this room also features an elegant en-suite bathroom with dual sinks, a built-in bathtub, and a full glass shower. Additional features like the laundry

room's rough-in for a sink (hot and cold water ready) add even more functionality to the home. This Vermillion Hill property isn't just a house; it's an opportunity to live in a community where urban life and nature coexist harmoniously. If you're ready to experience this lifestyle firsthand. Contact your favourite realtor to schedule a showing. Don't miss the chance to make this stunning property your own.