



**118 Versant View SW**  
**Calgary, Alberta**

**MLS # A2183587**



**\$759,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Private, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Baseboard, Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your dream home in the sought-after Vermillion Hill community! This stunning 5-bedroom, 3.5-bathroom detached single-family home is perfectly situated to offer breathtaking, unobstructed views of downtown on one side and the majestic mountains on the other. The community boasts a large recreational pond, making it an ideal retreat for outdoor enthusiasts and families alike. Inside, you'll find a thoughtfully designed layout, highlighted by an L-shaped kitchen on the main floor that seamlessly connects to the dining and living area perfect for entertaining. Triple-pane large windows flood the home with natural light, and led light package adds more value. The spacious primary suite features a walk-in closet and a spa-like ensuite, while two additional bedrooms provide ample space for growing families or guests. You will also find a convenient laundry room and a common 4pc bath on the 2nd level. This property also offers you a large backyard with downtown views and a two-car garage with back alley access. The entire property and garage offer you Hardie board siding, which gives peace of mind and an elegant look to the house. One of the standout features of this home is the fully legal two-bedroom basement suite, offering an excellent mortgage helper or additional living space for extended family. The basement suite offers a separate private entrance and a laundry area. With modern finishes, ample parking, and proximity to top-rated schools, Fish creek park, Costco, and other shopping amenities, this property has everything you need to live comfortably and conveniently. Don't miss the opportunity to make this extraordinary home yours. Schedule your private viewing today and experience all it has to offer!