



THE
A-TEAM

**RE/MAX
FIRST**

27 VERSANT View, Calgary T2Y0W9

MLS® #: **A2112042**

Area: **Alpine Park**

Listing Date: **03/04/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,292 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,327**
Low Sqft:
Ttl Sqft: **2,327**

DOM

76

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Great Room	Main	13`2" x 15`0"
Dining Room	Main	10`6" x 12`0"	Den	Main	9`8" x 9`8"
Bedroom - Primary	Upper	15`0" x 13`2"	Bedroom	Upper	12`3" x 12`0"
Bedroom	Upper	10`0" x 10`6"	Loft	Upper	12`8" x 11`0"

Legal/Tax/Financial			
Title:	Zoning:		
Fee Simple	TBD		
Legal Desc:	TBD	Remarks	
Pub Rmks:	Welcome to the Whitlow by Genesis Builders, a modern haven where style and functionality converge. This two-story masterpiece features three bedrooms, two and a half baths, and a double attached garage. Step into the main floor office/den, ideal for work or relaxation. Discover the Quartz/Granite adorned kitchen and baths, complimented by black exterior windows and doors, enhancing the home's contemporary charm. Experience the seamless flow of the open-concept kitchen, dining, and living areas, graced by a Kitchen Aid Gas Range. Vaulted ceilings on the second floor invite natural light, while a bonus room offers versatility for family gatherings. Smart home features, a gas line to the deck, and stucco exterior complete this sanctuary, epitomizing modern luxury and comfort. Welcome to the Whitlow, where every detail embodies refined living and timeless elegance. *Photos are representative*		
Inclusions:	None		
Property Listed By:	Bode Platform Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



28'-0"

KITCHEN 13'-0" x 13'-0"

GREAT ROOM 15'-0" x 13'-0"

DINING 13'-0" x 10'-0"

PANTRY

DEN 9'-0" x 9'-0"

FOYER

MUDRM

HALL BATH

CONC PORCH

GARAGE 20'-0" x 24'-0"

MAIN FLOOR



28'-0"

MASTER BEDROOM 15'-0" x 13'-0"

ENSUITE

W.I.C.

OPEN TO: BELOW

LAUNDRY

LOFT 11'-0" x 12'-0"

BATH

BEDROOM 3 10'-0" x 10'-0"

BEDROOM 2 12'-0" x 12'-0" / 9'-0"

SECOND FLOOR

27 Versant View



Lighting: Black / Gold
Cabinets: Shaker 2 1/4" Esterel
Cabinet Pulls: BP8160128900
Kitchen Countertop: Elegant White
Bathroom Countertop: Flurry
Kitchen Sink: Blanco Silgranit U Single - Cafe
Backsplash: Boardwalk - Matte White
Tub/ Shower surround: Royal Cashmere Cream 12x24
LVT: Royal Premium - Sapphire
LVP: Royal Premium - Mocha
Carpet: Go after it - Spinning Wheel
Door Profile: Lynden Carrara
Trim: Pure White - Profilled
Paint: Origami White
Mudroom Tile: Memoir - Petal Grey



MOOD BOARD: A visual representation of some selections to convey a general idea or feeling about your home.
DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors and that everyone sees these colors differently.