



THE
A-TEAM

**RE/MAX
FIRST**

67 VERSANT View, Calgary T2Y 0W9

MLS® #: **A2122597**

Area: **Alpine Park**

Listing Date: **04/12/24**

List Price: **\$820,408**

Status: **Active**

County: **Calgary**

Change: **None**

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: **2,328**

Low Sqft:

Ttl Sqft: **2,328**

DOM

37

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Level,Street Lighting,Zero Lot Line
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Ceramic Tile,Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Smart Home,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	9`8" x 12`10"
Great Room	Main	12`6" x 14`11"
5pc Ensuite bath	Upper	10`0" x 11`4"
Laundry	Upper	6`6" x 6`0"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 12`4"

Room	Level	Dimensions
Office	Main	9`3" x 9`0"
Dinette	Main	10`6" x 10`7"
Bedroom - Primary	Upper	12`9" x 15`3"
Bonus Room	Upper	13`6" x 11`5"
Bedroom	Upper	10`6" x 10`4"
Bedroom	Upper	9`5" x 10`4"

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2312078

Remarks

Pub Rmks: **Welcome to The Denali 6 by Sterling Homes Calgary - where elegance meets functionality. This home features 9' ceilings on both the main floor and in the basement, creating a spacious and open atmosphere. The side entrance offers convenience and versatility, making it an ideal space for a potential flex space or home office. The executive kitchen is a culinary dream, complete with built-in stainless steel appliances that cater to your every need. The gas fireplace, with a stylish MDF wall detail, adds warmth and character to your living space. The paint-grade railings with iron spindles are a statement of luxury and craftsmanship, setting this home apart. The primary ensuite bathroom is a retreat in itself, featuring a 5-piece design that includes a spacious shower and a deep soaking tub, and three additional bedrooms and a bonus room complete the upper floor. *Photos are representative***

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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







