



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 VERSANT View, Calgary T2Y0W9**

MLS® #: **A2129285**      Area: **Alpine Park**      Listing Date: **05/06/24**      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**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,317**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,292 sqft**      Ttl Sqft: **2,317**  
 Lot Shape:

DOM

**261**  
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**      Construction: **Brick,Cement Fiber Board,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

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

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**TBD**

**TBD**

Remarks

Pub Rmks: **Welcome to the Whitlow by Genesis Homes, where modern luxury meets comfort. This stunning two-story residence boasts 3 bedrooms, 2.5 baths, and a double attached garage, providing ample space for both living and storage needs. Step into the airy open-concept living area, accentuated by a vaulted ceiling on the second floor, creating a sense of grandeur and spaciousness. The elegant spindle railing adds a touch of sophistication, leading to the open-to-above dining room, perfect for entertaining guests. Upstairs, discover a bonus room ideal for relaxation or recreation, along with a convenient laundry area. The primary bedroom is a sanctuary, complete with dual sinks and a spacious walk-in closet, offering both functionality and luxury. With its thoughtful design and upscale features, the Whitlow is a true embodiment of refined living. \*Photos are representative\* Photos are from a previous showhome and may not reflect the exact finishings/layout of this home.**

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

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







