



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

271
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
2pc Bathroom	Main		4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Great Room	Main	15`0" x 13`4"
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"

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







