



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 VERITY Manor, Calgary T2Y 0S6**

MLS® #: **A2139883**

Area: **Alpine Park**

Listing Date: **06/10/24**

List Price: **\$779,900**

Status: **Pending**

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: **3,358 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,209**

Low Sqft:

Ttl Sqft: **2,209**

DOM

**22**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

Construction: **Cement Fiber Board,Stone,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`4"</b>
<b>Nook</b>	<b>Main</b>	<b>15`0" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`0" x 12`0"</b>
<b>Loft</b>	<b>Upper</b>	<b>11`10" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`0" x 13`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 10`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 9`7"</b>

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **2210112**

Remarks

Pub Rmks: **Welcome to the Ruben by Genesis Builds, a stunning two-story home designed for modern living. This exquisite 4-bedroom, 3-bath residence features a beautifully loaded kitchen with high-end finishes, including a KitchenAid gas range. The main floor offers the convenience of a bedroom and bath, perfect for guests or multi-generational living. The open-to-below staircase with elegant railing adds a touch of sophistication, while the quartz countertops throughout the home provide a luxurious feel. Upstairs, you'll find the added convenience of a laundry room and a versatile bonus room, ideal for family gatherings or a home office. Step outside to enjoy the rear deck, perfect for outdoor entertaining, and a double detached garage for ample parking and storage. The Ruben is where elegance meets functionality. 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**

