



THE
A-TEAM

**RE/MAX
FIRST**

38 VERSANT View, Calgary T2Y 0W8

MLS®#: **A2144554**

Area: **Alpine Park**

Listing Date: **06/30/24**

List Price: **\$688,900**

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: **2,873 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,638**

Low Sqft:

Ttl Sqft: **1,638**

DOM

78

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Level,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	12`6" x 16`2"
2pc Bathroom	Main	
Bedroom	Upper	9`4" x 10`6"
Bedroom - Primary	Upper	13`0" x 12`6"
4pc Bathroom	Upper	

Room	Level	Dimensions
Breakfast Nook	Main	12`6" x 9`8"
Bedroom	Upper	9`4" x 10`6"
Loft	Upper	13`0" x 9`6"
5pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312078

Zoning:
R-G

Remarks

Pub Rmks:

Welcome home to The Newport III Craftsman; presented by Broadview Homes. With 1638 square feet; 3 Bedrooms, 2.5 Bathrooms, an open floor plan and luxurious finishes; The Newport III Craftsman is the epitome of smart design and classic style. A welcoming front porch is part of this home's charm, and the open Kitchen, Great Room and Dining Area are perfect for entertaining. The kitchen is outfitted with stainless steel appliances, a large centre island with barstool seating, pot lights and soft close cabinetry. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious bonus room and laundry! The primary bedroom is paired with a walk-in closet and 5pc ensuite bathroom with dual vanities and a tub/shower combo. Bedrooms 2 & 3 are both great sized with closet space; these share the main 4pc bathroom. The bonus room is spacious and adds to comfort of the home. The upper level laundry room is every home owner's dream as its located near all the bedrooms. The basement secondary suite(legal) would be subject to approval and permitting by the city/municipality as a separate side entrance, 9' ceilings, second furnace & HRV, kitchen & laundry room rough-in are included. Vermilion Hill is steps away from Fish Creek Park & the community has views of the Rocky Mountains and easy access to Bragg Creek and Kananaskis. Hurry and book a showing at this beautiful brand new Broadview Home today! *Photos shown are of the Show Home; design, selections and finishes may not be exactly as shown.

Inclusions:
Property Listed By:

N/A
RE/MAX Crown

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