

89 VERITY Manor, Calgary T2Y 0S8

MLS® #: **A2172348** Area: **Alpine Park** Listing Date: **10/10/24** List Price: **\$649,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,518 sqft**
 Lot Shape:

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Level,Private,Rectangular Lot,See Remarks**
 Park Feat: **Additional Parking,Alley Access,Covered,Double Garage Detached,Enclosed,Garage Door Opener,Garage Faces Rear,Paved,Rear Drive,Secured,See Remarks,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Central,Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`7"	Dining Room	Main	15`4" x 14`0"
Kitchen	Main	12`10" x 12`1"	Living Room	Main	12`11" x 14`0"
4pc Bathroom	Upper	8`6" x 4`11"	4pc Ensuite bath	Upper	4`11" x 10`3"
Bedroom	Upper	9`4" x 10`11"	Bedroom	Upper	9`3" x 11`1"
Bonus Room	Upper	14`11" x 12`0"	Bedroom - Primary	Upper	13`7" x 12`11"
4pc Bathroom	Lower	8`2" x 4`11"	Bedroom	Lower	13`0" x 10`8"
Game Room	Lower	18`0" x 27`7"	Furnace/Utility Room	Lower	7`9" x 8`6"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2210112

R-G

Remarks

Pub Rmks:

Welcome to #89 Verity Manor SW, an exquisite home situated in the new community of Vermilion Hill, SW Calgary. Built by Shane Homes, this "Delta II" model is practically brand new! This property offers 4 bedrooms and 3.5 bathrooms in 2,431 square feet of thoughtfully designed, fully-developed living space. As you step inside, the front foyer leads you into the open-concept main floor, with luxury vinyl plank flooring, 9 ft ceilings and abundant windows. The living room is spacious and bright and overlooks the front porch/street, and the expansive dining room is ideal for hosting large family gatherings. The chef's kitchen boasts top-of-the-line stainless steel appliances, two-tone cabinetry, quartz stone countertops, and overlooks the private backyard. A huge kitchen pantry, 2-piece bathroom and mudroom complete the main floor. Upstairs, the primary bedroom showcases an ensuite with dual vanities, an upgraded glass walk-in shower, and walk-in closet. Two additional bedrooms, rare bonus/family room, laundry room, and a 4-piece bathroom complete the upper level. The fully developed basement, with separate exterior side-entry, showcases another bedroom with walk-in closet, a 4-piece bathroom, and large recreation room. Outdoors, you will find a east-facing covered front porch, partially-fenced west-facing backyard, and double detached garage. Other noteworthy upgrades here include central air conditioning, 200-amp electrical service, Hardie board siding, upgraded carpet and underlay, and custom window treatment package. Pride of ownership is evident here. This property won't last long - call now!

Inclusions:

N/A

Property Listed By:

MaxWell Capital Realty

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











89 Verity Mnr SW, Calgary, AB

Main Floor Exterior Area 813.84 sq ft
Interior Area 742.54 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in iGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

89 Verity Mnr SW, Calgary, AB

2nd Floor Exterior Area 368.92 sq ft
Interior Area 798.98 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in iGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

89 Verity Mnr SW, Calgary, AB

Basement (Below Grade) Exterior Area 748.40 sq ft
Interior Area 655.87 sq ft



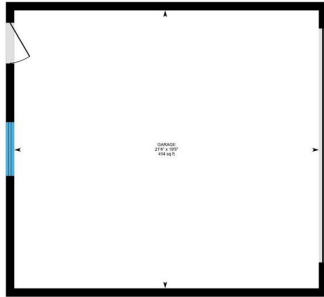
PREPARED: 2024/09/27



White regions are excluded from total floor area in iGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

89 Verity Mnr SW, Calgary, AB

Garage (detached) Excluded Area 414.04 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in iGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

