

**35 VERSANT View, Calgary T2Y 0W9**

MLS® #: **A2177020** Area: **Alpine Park** Listing Date: **11/03/24** List Price: **\$848,000**  
 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: **3,293 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,426**  
 Low Sqft:  
 Ttl Sqft: **2,426**

DOM  
**9**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 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: **Cement Fiber Board, Stone, Wood Siding**  
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 8`0"	3pc Bathroom	Main	8`10" x 4`11"
Bedroom	Main	8`11" x 8`11"	Living Room	Main	12`0" x 13`7"
Dining Room	Main	10`6" x 13`11"	Kitchen	Main	13`7" x 13`5"
Pantry	Main	5`8" x 5`0"	Mud Room	Main	9`8" x 7`5"
Entrance	Main	4`7" x 6`10"	Bedroom - Primary	Upper	12`4" x 14`3"
5pc Ensuite bath	Upper	10`2" x 8`9"	Walk-In Closet	Upper	10`2" x 5`2"
Bedroom	Upper	8`10" x 12`1"	Laundry	Upper	9`10" x 5`5"

**Bonus Room**  
**Bedroom**  
**Walk-In Closet**  
**Other**

**Upper**  
**Upper**  
**Upper**  
**Basement**

**13`9" x 15`9"**  
**12`4" x 12`8"**  
**10`3" x 4`11"**  
**21`8" x 41`1"**

**Bedroom**  
**4pc Bathroom**  
**3pc Ensuite bath**

**Upper**  
**Upper**  
**Upper**

**8`11" x 10`4"**  
**10`2" x 4`11"**  
**4`11" x 10`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2312078**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Fabulous large family home in Alpine Park! This brand new home boasts an open yet functional floor plan. From the garage, there is a convenient walkthrough pantry leading to the beautiful kitchen. The rear of the home features a comfortable dining and living area. Also on the main is a rare bedroom with full ensuite bath-perfect for in-laws! The upper level has another 4 bedrooms and THREE full baths PLUS a bonus room. The front bedroom has an ensuite bath as does the rear master suite. The lower level has a separate entry, high ceilings and is unfinished perfect for a future rental suite as the zoning is already in place! Just around the corner from a beautiful park with fantastic views, Alpine Park is a great new community close to so many amenities including the shoppes of Buffalo Run featuring Calgary's newest Costco! Don't miss out...**

Inclusions: **None**  
 Property Listed By: **RE/MAX House of Real Estate**

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















