



THE
A-TEAM

**RE/MAX
FIRST**

53 VERSANT Point, Calgary T0L 1w0

MLS®#: **A2177229**

Area: **Alpine Park**

Listing Date: **11/07/24**

List Price: **\$879,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 09-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,971 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,353**
Low Sqft:
Ttl Sqft: **2,353**

DOM

75
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Cleared**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Washer**
Int Feat: **Built-in Features, Chandelier, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	30`10" x 15`9"
Mud Room	Main	16`5" x 30`10"
Dining Room	Main	49`6" x 36`5"
Bedroom - Primary	Second	57`5" x 42`8"
Walk-In Closet	Second	21`0" x 31`10"
Laundry	Second	19`8" x 30`2"
3pc Bathroom	Second	29`10" x 30`6"

Room	Level	Dimensions
2pc Bathroom	Main	13`6" x 16`5"
Kitchen	Main	43`0" x 44`0"
Living Room	Main	55`9" x 39`4"
5pc Ensuite bath	Second	34`9" x 32`2"
Family Room	Second	43`0" x 58`9"
Bedroom	Second	39`4" x 32`2"
Bedroom	Second	45`3" x 42`8"

Title:
Fee Simple
 Legal Desc:

2312078

Zoning:
R-G

Remarks

Pub Rmks:

Nestled in the vibrant new community of Vermillion Hill in southwest Calgary, this stunning 2,300 sq. ft. property presents the perfect fusion of modern luxury, natural beauty, and convenience. Thoughtfully upgraded with over \$65,000 in custom features, this home provides a beautiful space and a lifestyle that combines urban access with the tranquillity of nature. Living in Vermillion Hill means enjoying the best of both worlds. The community boasts a scenic pond, peaceful walkways, and views that stretch from the downtown Calgary skyline to the majestic Rocky Mountains. With easy access to Bragg Creek and Kananaskis, weekends filled with outdoor adventures are at your fingertips, whether it's hiking, skiing, or just taking in the beauty of Alberta's landscapes. Despite this proximity to nature, every modern amenity is within a five-minute drive, including Costco, Gold's Gym, dental care, and local favourites like Tim Hortons. Plus, downtown Calgary is only 20 minutes away, making this location ideal for those who seek both convenience and natural beauty. Inside, every detail of the home speaks to quality and comfort. Over \$17,000 has been invested in top-of-the-line appliances, ensuring the kitchen is as functional as it is stylish. Stainless steel appliances blend with sleek cabinetry, while luxury vinyl plank (LVP) and tile flooring throughout create a modern, low-maintenance interior—no carpet anywhere! This flooring choice not only enhances the contemporary design but also makes cleaning a breeze, ideal for busy households and pet owners. The master suite is a highlight, designed to feel like a personal retreat. Oversized to comfortably fit a California king bed, this room also features an elegant en-suite bathroom with dual sinks, a built-in bathtub, and a full glass shower. Additional features like the laundry room's rough-in for a sink (hot and cold water ready) add even more functionality to the home. This Vermillion Hill property isn't just a house; it's an opportunity to live in a community where urban life and nature coexist harmoniously. If you're ready to experience this lifestyle firsthand. Contact your favourite realtor to schedule a showing. Don't miss the chance to make this stunning property your own.

Inclusions:
 Property Listed By:

N/A
Real Broker

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









