

## 44 VERITY Place, Calgary T2Y0S9

Sewer:

A2178817 **Alpine Park** 11/12/24 List Price: \$998,000 MLS®#: Area: Listing

Status: Active Calgary Change: -\$52k, 26-Nov Association: Fort McMurray County:

Date:

**General Information** 

Prop Type: Residential Sub Type: Detached City/Town: Calgary

Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape:

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,757 sqft 2,589

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,589

39

Ttl Park: 2 Garage Sz: 2

5 (32)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Triangular Lot, Pie Shaped Lot Park Feat: **Double Garage Detached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: In Floor Roughed-In, Exhaust Cement Fiber Board, Concrete, Manufactured

> Fan, Fireplace(s), Forced Air, Natural Gas Floor Joist, Silent Floor Joists, Wood Frame

> > Flooring:

Ext Feat: **BBQ** gas line

**Ceramic Tile, Laminate** 

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Refrigerator

Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Utilities:

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Suite	0`0" x 0`0"	Bedroom - Primary	Second	13`11" x 17`4"
Bedroom	Second	10`7" x 11`11"	Bedroom	Second	14`0" x 14`3"
Bonus Room	Second	10`1" x 13`11"	Walk-In Closet	Second	10`7" x 6`4"
Laundry	Second	5`3" x 6`7"	Game Room	Lower	11`7" x 17`5"
3pc Ensuite bath	Lower	0`0" x 0`0"	Bedroom	Lower	11`6" x 17`2"

Bedroom Kitchen Office Lower Main Main 11`6" x 7`11" 21`0" x 14`8" 9`11" x 9`7" Dining Room Great Room Main Main 11`4" x 16`11" 13`9" x 16`11"

Legal/Tax/Financial

Title: Fee Simple Zoning: R-G

Legal Desc: **2210112** 

Remarks

Pub Rmks:

New home never lived in. Custom built home with a flex room and bonus room 3.5 baths This home has over 3600 Sq.Ft. of developed space. Built in 2024 and situated on a large pie shaped rear lot with over 70 feet across the back. WALKOUT basement. Chef's dream kitchen with a gas cooktop, built-in oven and microwave, and a stunning chimney hood fan. The stylish two-tone quartz countertops, paired with a large central island, make this the perfect space for cooking and entertaining. Spacious and open plan the main floor features a flex room and a floor-to-ceiling tiled fireplace that creates a dramatic focal point. With 10-foot high ceilings, the home feels airy and expansive. 8 foot high interior doors. Upper floor is 9-foot ceilings, a spacious bonus room with sliding barn doors, and 3 large bedrooms, each with a walk in closet. One of the bedrooms has vaulted ceilings for added character. The primary suite is an oasis. The luxurious ensuite features dual sinks, a deep soaker tub, and a walk-in shower with stunning 24"x24" tiled walls—creating a spa-like experience in the comfort of your own home. Walkout developed basement is equipped with comfort in mind with its own dedicated furnace. The lower level includes 2 additional bedrooms, a 3-piece bathroom, and a large recreation room, providing the perfect space for guests, a home gym, or family movie nights. Spacious deck with maintenance-free vinyl decking, and a finished under-deck space with black soffit. The double car garage has high ceilings, and offers plenty of room for your vehicles and extra storage. With its modern finishes, flexible layout, and incredible attention to detail, this home is truly one-of-a-kind. Whether you're relaxing inside or enjoying the spacious backyard, this home has it all! High-end Clare Smart Home and Security system installed with central control panel, alarm systems, interior motion detectors, door controls, exterior cameras, video door bell, electronic smart lock, additional smoke and CO detectors (for when away from home).

Inclusions:

Property Listed By:

Diamond Realty & Associates LTD.

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