

44 VERITY Place, Calgary T2Y0S9

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 Finished Floor Area

Year Built: 2024 Abv Saft: Low Sqft: Lot Information

Ttl Sqft: Lot Sz Ar: 4,757 sqft 2,589 DOM

<u>Layout</u>

5 (32)

3.5 (3 1)

2 Storey

2

2

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2,589

71

Lot Shape:

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

Sewer: 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	45`8" x 56`10"
Bedroom	Second	34`9" x 39`1"	Bedroom	Second	45`11" x 46`9"
Bonus Room	Second	33`1" x 45`8"	Walk-In Closet	Second	34`9" x 20`9"
Laundry	Second	17`3" x 21`7"	Game Room	Lower	38`0" x 57`2"
3pc Ensuite bath	Lower	0`0" x 0`0"	Bedroom	Lower	37`9" x 56`4"

 Bedroom
 Lower
 37`9" x 26`0"

 Kitchen
 Main
 68`11" x 48`2"

 Office
 Main
 32`7" x 31`5"

Dining Room Great Room Main Main 37`2" x 55`6" 45`1" x 55`6"

Legal/Tax/Financial

Title: Fee Simple

Zoning: R-G

Legal Desc: **2210112**

Remarks

Pub Rmks:

VIEWS OF THE MOUNTAINS AND DOWNTOWN!! 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). All can be controlled remotely from a phone. Vermilion Hill is steps to Fish Creek Park, easy access to Bragg Creek and Kananaskis, 15 min from Rothney Astrophysical Observatory, and 10 mins away from shopping. Perfect location for families who love outdoor adventures. Schedule your private viewing today! Comes with builder warranty See plot plan under the Supplement tab for further details on the lot. HOUSE NUMBER CAN BE CHANGED TO 46 VERITY PLACE through the city

Inclusions: N/A

Property Listed By: Diamond Realty & Associates LTD.

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



















