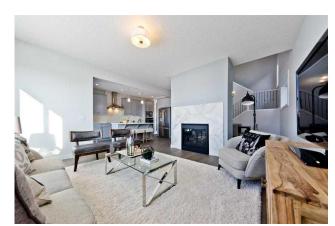


## 27 VERSANT View, Calgary T2Y 0W9

MLS®#: A2182079 Area: **Alpine Park** Listing 12/05/24 List Price: **\$834,900** 

Status: Active Calgary Association: Fort McMurray County: Change: None

Date:



**General Information** 

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

Lot Information Lot Sz Ar:

Lot Shape:

Year Built:

**Detached** 

2024 Abv Saft: Low Sqft:

3,293 sqft

Ttl Sqft:

2,256

Finished Floor Area

2,256

<u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

48

5 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Back Yard, Interior Lot, Street Lighting, Rectangular Lot Park Feat:

Double Garage Attached, Driveway, Garage Faces Front, On Street

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Stucco, Wood Frame Flooring:

Sewer:

Ext Feat: BBQ gas line, Lighting, Rain Gutters

Carpet, Tile, Vinyl Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Utilities:** 

Room Information

Room Level **Dimensions** Room Level **Dimensions Great Room** Main 15`0" x 13`4" **Dining Room** Main 12`0" x 10`6" **Mud Room Pantry** Main 0'0" x 0'0" Main 0'0" x 0'0" 2pc Bathroom Main 0'0" x 0'0" Den Main 9`8" x 9`8" **Bedroom - Primary** 15`0" x 13`2" 4pc Ensuite bath Upper 0'0" x 0'0" Upper Walk-In Closet Upper 0'0" x 0'0" **Bonus Room** 11`0" x 12`8" Upper **Bedroom** Upper 10`6" x 10`0" **Bedroom** Upper 12`0" x 12`3" 4pc Bathroom Upper

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2312078** 

Remarks

Pub Rmks:

Genesis Builders presents The Whitlow; a beautiful and spacious home offering both elegance and functionality. The Whitlow is a 2-storey front attached garage home boasting 2256 SqFt, 3-Bedrooms, 2.5-Bathrooms, a main floor flex room and an open floor plan. This home is finished with large windows, quartz counter tops in the kitchen and bathrooms and luxury vinyl plank, plush carpet flooring. The open floor plan is comfortable and inviting for your family's enjoyment. The great room features a fireplace adding warmth and ambiance to the space. The gourmet kitchen is finished with top of the line stainless steel Samsung appliances, a Kitchen-Aid Gas Range, ample cabinet storage, quartz countertops, a centre island with barstool seating and a deep walk-in pantry for additional storage. The main floor Flex Room/Den provides versatility, this space is perfect for a home office or a guest bedroom. The main level is complete with a 2pc bathroom and mudroom off the interior garage door. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious family room and a laundry room. The primary bedroom is expansive with a deep walk-in closet and private 4pc ensuite bathroom. The ensuite features dual vanities, quartz countertops, a walk-in shower, private washing closet. Bedrooms 2 & 3 are great sized; these share the main 4pc bathroom with a tub/shower combo and single vanity. The bonus of an upper level family room adds both comfort and additional living space. The laundry room is located on the upper level near the bedrooms for convenience. The laundry room is outfitted with cupboard storage, counterspace and a sink. Downstairs is an unfinished basement ready to grow with your family. Outside, is a great backyard with space to enjoy in the summer and a gas line for a BBQ! Vermilion Hill is steps away from Fish Creek Park & the community has views of the Rocky Mountains and easy access to Bragg Creek and Kananaskis. Hurry and book a showing at The Whitlow today! \*Photos shown are of the Show Home; design, selections and finishes m

Inclusions: N

Property Listed By: RE/MAX Crown

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







