



THE
A-TEAM

**RE/MAX
FIRST**

27 VERSANT View, Calgary T2Y 0W9

MLS®#: **A2182079**

Area: **Alpine Park**

Listing Date: **12/05/24**

List Price: **\$834,900**

Status: **Active**

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: **2,256**

Low Sqft:

Ttl Sqft: **2,256**

DOM

48

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Interior Lot,Street Lighting,Rectangular Lot
Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Lighting,Rain Gutters**

Construction: **Stucco,Wood Frame**
Flooring: **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"
Pantry	Main	0`0" x 0`0"	Mud Room	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Den	Main	9`8" x 9`8"
Bedroom - Primary	Upper	15`0" x 13`2"	4pc Ensuite bath	Upper	0`0" x 0`0"
Walk-In Closet	Upper	0`0" x 0`0"	Bonus Room	Upper	11`0" x 12`8"
Bedroom	Upper	10`6" x 10`0"	Bedroom	Upper	12`0" x 12`3"
4pc Bathroom	Upper				

Title: **Fee Simple**
Legal Desc: **2312078**

Zoning: **R-G**

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 may not be exactly as shown.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Crown**

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









