



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 VERSANT View, Calgary T2Y 0X3**

MLS®#: **A2183587**      Area: **Alpine Park**      Listing **12/17/24**      List Price: **\$749,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$10k, 11-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,659 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,602**  
 Low Sqft:  
 Ttl Sqft: **1,602**

DOM

**35**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Private,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Central,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Gas Water Heater,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	41`7" x 50`7"
2pc Bathroom	Main	
Mud Room	Main	
Walk-In Closet	Second	
Laundry	Second	
4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Basement	27`11" x 38`7"

Room	Level	Dimensions
Kitchen	Main	35`4" x 50`4"
Dining Room	Main	29`3" x 47`10"
Bedroom - Primary	Second	46`9" x 43`6"
5pc Ensuite bath	Second	
Bedroom	Second	40`9" x 30`11"
Bedroom	Second	40`9" x 29`9"
Living Room	Basement	39`8" x 29`6"

**Bedroom  
Bedroom  
Laundry**

**Basement  
Basement  
Basement**

**32`0" x 39`8"  
32`0" x 26`6"**

**4pc Bathroom  
Furnace/Utility Room**

**Basement  
Basement**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2312078**

Remarks

Pub Rmks:

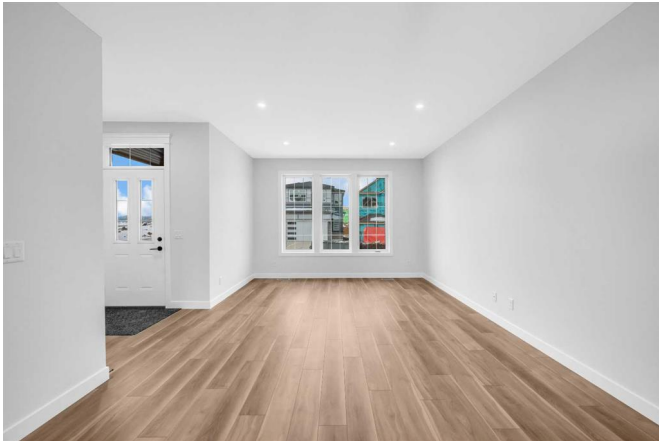
**Welcome to your dream home in the sought-after Vermillion Hill community! This stunning 5-bedroom, 3.5-bathroom detached single-family home is perfectly situated to offer breathtaking, unobstructed views of downtown on one side and the majestic mountains on the other. The community boasts a large recreational pond, making it an ideal retreat for outdoor enthusiasts and families alike. Inside, you'll find a thoughtfully designed layout, highlighted by an L-shaped kitchen on the main floor that seamlessly connects to the dining and living area perfect for entertaining. Triple-pane large windows flood the home with natural light, and led light package adds more value. The spacious primary suite features a walk-in closet and a spa-like ensuite, while two additional bedrooms provide ample space for growing families or guests. You will also find a convenient laundry room and a common 4pc bath on the 2nd level. This property also offers you a large backyard with downtown views and a two-car garage with back alley access. The entire property and garage offer you Hardie board siding, which gives peace of mind and an elegant look to the house. One of the standout features of this home is the fully legal two-bedroom basement suite, offering an excellent mortgage helper or additional living space for extended family. The basement suite offers a separate private entrance and a laundry area. With modern finishes, ample parking, and proximity to top-rated schools, Fish creek park, Costco, and other shopping amenities, this property has everything you need to live comfortably and conveniently. Don't miss the opportunity to make this extraordinary home yours. Schedule your private viewing today and experience all it has to offer!**

Inclusions:  
Property Listed By:

**N/A  
Realty Executives Pioneers**

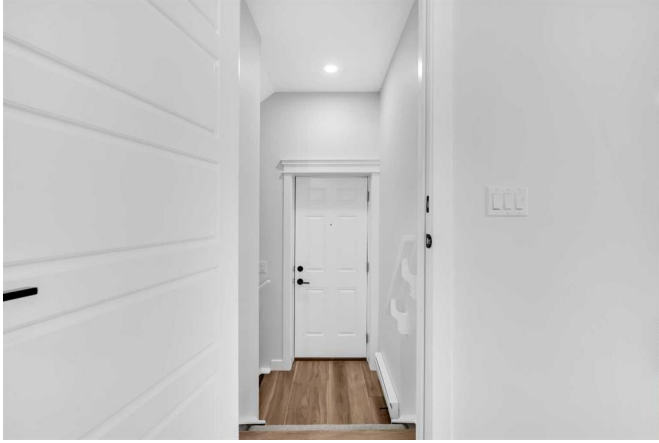
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







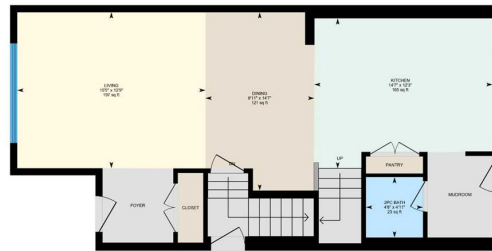






**118 Versant Way SW, Calgary, AB**

Main Floor Exterior Area 745.64 sq ft  
Interior Area 675.61 sq ft

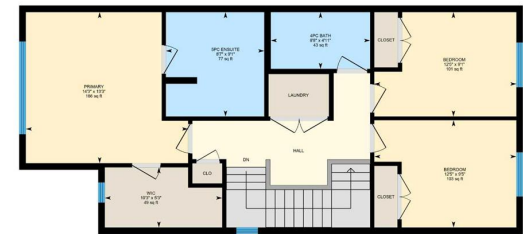


PREPARED: 2024/10/12

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**118 Versant Way SW, Calgary, AB**

Upper Floor Exterior Area 853.04 sq ft  
Interior Area 770.29 sq ft



PREPARED: 2024/10/12

White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

118 Versant Way SW, Calgary, AB

Basement (Below Grade) Exterior Area 637.45 sq ft  
Interior Area 621.01 sq ft



PREPARED: 2024/12/12



While regions are excluded from total floor area in GLUEX floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.