



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 VERANDA Boulevard, Calgary T2Y0S9**

MLS®#: **A2183792**

Area: **Alpine Park**

Listing Date: **12/18/24**

List Price: **\$669,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**2,734 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Rectangular Lot,Sloped Down  
Double Garage Detached**

Finished Floor Area

Abv Sqft:

**1,680**

Low Sqft:

Ttl Sqft:

**1,680**

DOM

**3**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Private Entrance,Rain Gutters**

Construction:

**Composite Siding,Manufactured Floor Joist,Stone**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Wired for Data**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Dining Room  
Living Room  
Family Room  
Bedroom  
4pc Bathroom

Main  
Main  
Second  
Second  
Second

14`8" x 11`7"  
12`10" x 14`10"  
11`4" x 9`10"  
9`3" x 12`4"

Kitchen  
2pc Bathroom  
Bedroom - Primary  
Bedroom  
3pc Ensuite bath

Main  
Main  
Second  
Second  
Main

12`3" x 14`9"  
13`3" x 15`2"  
9`4" x 12`4"

Legal/Tax/Financial

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

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to Vermilion in Alpine park. One of Calgarys new and stunning SW communities. This beautiful brand new semi detached home was built by Nuvista homes and my sellers did a great job with upgrades. The minute you walk in you'll notice the quality. High ceilings, vinyl flooring, granite and Cesar stone countertops and dual coloured cabinets and Island. Also need to mention brand new black stainless appliances with an upgraded 4 year warranty. Upstairs has 3 bedrooms with the Master and ensuite being separated from the kids rooms by a beautiful space in the bonus room!! Upstairs also hosts a laundry room and second 4pc bath! There is also a new window covering package being installed shortly as well! Now downstairs is completely ready for a full legal basement suite including its own side entrance. Outside there is a double car garage to nicely finish off the home. This home is down the street from a pond and park. It has views of the mountains, fish creek park and downtown! This is a must see property.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Landan Real Estate**

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









