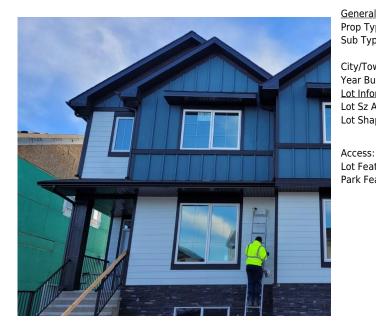


32 VERANDA Boulevard, Calgary T2Y0S9

MLS®#:	A2183792	Area:	Alpine Park	Listing	12/18/24	List Price: \$669,900
Status:	Active	County:	Calgary	Date: Change:	None	Association: Fort McMurray



ral Information				<u>DOM</u> 3	
Туре:				-	
ype:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	3 (3)
Town:	Calgary	Abv Sqft:	1,680	Baths:	2.5 (2 1)
Built:	2024	Low Sqft:		Style:	2 Storey,Side by Side
<u>formation</u>		Ttl Sqft:	1,680		
z Ar:	2,734 sqft				
hape:	•			<u>Parking</u>	
nupe.				Ttl Park:	2
				Garage Sz:	2
SS:					
eat:	Back Lane, Rect	angular Lot,Sloped D	own		
Feat:	Double Garage Detached				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Composite Siding,Manufactured Floor Joist,Stone Flooring:					
Ext Feat: Kitchen Appl:	Private Entrance,Rain Gutters Dishwasher Electric S	itove Microwave Hood Fan Refrig	Carpet, Vinyl Water Source: Fnd/Bsmt: Poured Concrete					
Int Feat: Utilities:	Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows,Wired for Data Room Information							
Room	Level	<u>Dimensions</u>	<u>Room</u>	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 Legal/Tax/Financial	Main Main Second Second Main	12`3" x 14`9" 13`3" x 15`2" 9`4" x 12`4"	
Title:		Zoning:				
Fee Simple		R-G				
Legal Desc:	2312078					
			Remarks			
Pub Rmks: Inclusions: Property Listed By:	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. N/A RE/MAX Landan Real Estate					

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



























