



THE
A-TEAM

**RE/MAX
FIRST**

72 VERANDA Boulevard, Calgary T2Y 0S7

MLS® #: **A2184495** Area: **Alpine Park** Listing Date: **01/11/25** List Price: **\$689,900**
 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: **2,735 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,739**
 Low Sqft:
 Ttl Sqft: **1,739**

DOM

11
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**
 Sewer:
 Ext Feat: **Other**
 Construction: **Composite Siding,Concrete,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Smoking Home,Pantry,Quartz Counters,See Remarks,Separate Entrance**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|----------------|------------------|--------|---------------|
| Living Room | Main | 14`0" x 13`8" | Dining Room | Main | 15`0" x 14`0" |
| Kitchen | Main | 12`11" x 12`1" | 2pc Bathroom | Main | 5`6" x 4`7" |
| Bedroom - Primary | Second | 14`0" x 13`7" | Bedroom | Second | 9`5" x 11`1" |
| Bedroom | Second | 9`3" x 11`2" | 4pc Ensuite bath | Second | 5`0" x 10`3" |
| 4pc Bathroom | Second | 4`11" x 8`8" | | | |

Title:
Fee Simple
Legal Desc:

2312078

Zoning:
R-G

Remarks

Pub Rmks: **This brand new, semi-detached 3-bedroom, 2-storey home in the vibrant community of Vermilion Hill is a must-see! With over 1700 square feet of developed living space, this property boasts many upgrades throughout. The open-concept main floor features high ceilings and a spacious living room that flows seamlessly into the kitchen, which is equipped with stainless steel appliances, a built-in microwave, quartz countertops, a large kitchen island, and a generous pantry. Upstairs, you'll find a cozy family room, a large primary bedroom with a walk-in closet and a luxurious 4-piece ensuite, along with two additional bedrooms and convenient upper-floor laundry. The basement is prepped for a legal suite, with a separate side entrance, offering excellent investment potential. A double detached garage is currently under construction, completing the home's attractive offering. Luxury vinyl plank flooring throughout ensures durability while enhancing the home's modern appeal. Take advantage of this opportunity to live in a community filled with modern conveniences and enjoy the chance to invest in a home that offers both comfort and financial benefits. Schedule your viewing today!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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







