



THE
A-TEAM

**RE/MAX
FIRST**

46 VERITY Place, Calgary T2Y 0S9

MLS®#: **A2191133** Area: **Alpine Park** Listing Date: **01/28/25** List Price: **\$948,800**
 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: **4,757 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac,Interior Lot,Pie Shaped Lot,Sloped**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,589**
 Low Sqft:
 Ttl Sqft: **2,589**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Cement Fiber Board,Manufactured Floor Joist,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`9"	Dining Room	Main	11`4" x 16`11"
Kitchen	Main	21`0" x 14`8"	Office	Main	9`11" x 9`7"
Bedroom - Primary	Second	13`11" x 17`4"	Bedroom	Second	10`7" x 11`11"
Laundry	Second	5`3" x 6`7"	5pc Ensuite bath	Second	
Bedroom	Second	14`0" x 14`3"	Bonus Room	Second	10`1" x 13`11"
4pc Bathroom	Main		4pc Bathroom	Lower	

**Game Room
Bedroom**

**Lower
Lower**

**11`7" x 17`5"
11`6" x 17`2"**

**Bedroom
Furnace/Utility Room**
Legal/Tax/Financial

**Lower
Lower**

**11`6" x 7`11"
23`8" x 11`4"**

Title:
Fee Simple
Legal Desc:

2210112

Zoning:
R-G

Remarks

Pub Rmks:

BELOW BUILDER COST. VIEWS OF THE MOUNTAINS AND DOWNTOWN!! New home never lived in. Custom built home with a flex room and bonus room 3.5 baths This home has over 3600 Sq.Ft. of developed space. Built in 2024 and situated on a large pie shaped rear lot with over 70 feet across the back. WALKOUT basement. Chef's dream kitchen with a gas cooktop, built-in oven and microwave, and a stunning chimney hood fan. The stylish two-tone quartz countertops, paired with a large central island, make this the perfect space for cooking and entertaining. Spacious and open plan the main floor features a flex room and a floor-to-ceiling tiled fireplace that creates a dramatic focal point. With 10-foot high ceilings, the home feels airy and expansive. 8 foot high interior doors. Upper floor is 9-foot ceilings, a spacious bonus room with sliding barn doors, and 3 large bedrooms, each with a walk in closet. One of the bedrooms has vaulted ceilings for added character. The primary suite is an oasis. The luxurious ensuite features dual sinks, a deep soaker tub, and a walk-in shower with stunning 24"x24" tiled walls—creating a spa-like experience in the comfort of your own home. Walkout developed basement is equipped with comfort in mind with its own dedicated furnace. The lower level includes 2 additional bedrooms, a 3-piece bathroom, and a large recreation room, providing the perfect space for guests, a home gym, or family movie nights. Spacious deck with maintenance-free vinyl decking, and a finished under-deck space with black soffit. The double car garage has high ceilings, and offers plenty of room for your vehicles and extra storage. With its modern finishes, flexible layout, and incredible attention to detail, this home is truly one-of-a-kind. Whether you're relaxing inside or enjoying the spacious backyard, this home has it all! High-end Clare Smart Home and Security system installed with central control panel, alarm systems, interior motion detectors, door controls, exterior cameras, video door bell, electronic smart lock, additional smoke and CO detectors (for when away from home). All can be controlled remotely from a phone. Vermilion Hill is steps to Fish Creek Park, easy access to Bragg Creek and Kananaskis, 15 min from Rothney Astrophysical Observatory, and 10 mins away from shopping. Perfect location for families who love outdoor adventures. Schedule your private viewing today! Comes with builder warranty See plot plan under the Supplement tab for further details on the lot.

Inclusions:
Property Listed By:

**N/A
Diamond Realty & Associates LTD.**

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





