



THE
A-TEAM

**RE/MAX
FIRST**

78 VERSANT Rise, Calgary T1T1T1

MLS® #: **A2200962** Area: **Alpine Park** Listing Date: **03/10/25** List Price: **\$869,400**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,327**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,292 sqft** Ttl Sqft: **2,327**
 Lot Shape:

DOM

4
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater**
 Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Dining Room	Main	10`1" x 10`7"
Great Room	Main	14`11" x 12`6"	Kitchen	Main	12`10" x 9`8"
Pantry	Main	7`10" x 6`3"	Bedroom	Main	9`0" x 9`3"
Bedroom - Primary	Upper	12`9" x 15`3"	Bonus Room	Upper	14`5" x 13`6"

**Bedroom
Bedroom**

**Upper
Upper**

**10` 4" x 10` 6"
12` 4" x 9` 4"**

Bedroom

Upper

10` 4" x 9` 5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2412029

Zoning:
TBD

Remarks

Pub Rmks: **Welcome to The Denali 6, where elegance meets functionality. The executive kitchen is a chef's dream with built-in stainless steel appliances, a gas cooktop, a Silgranit sink, and a spacious walk-in pantry. The island, featuring a stunning waterfall edge and pendant lighting, serves as the perfect centerpiece, while the fridge with a water and ice dispenser adds convenience. A main floor bedroom and full bath with a walk-in shower offer versatile living. Upstairs, enjoy the bright bonus room with a vaulted ceiling and skylight. The primary bedroom is a true retreat, complete with a 5-piece ensuite, tiled shower, dual sinks, and a bank of drawers in the vanity. Outside, relax on the rear deck, and inside, an electric fireplace with wall detail adds a cozy, inviting touch to this exceptional home. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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









