$699,000 - 46 Versant View Sw, Calgary

MLS® #A2225656

$699,000

3 Bedroom, 3.00 Bathroom, 1,750 sqft
Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome to this stunning detached home nestled in the vibrant new community of Vermillion Hill. This thoughtfully crafted home combines contemporary design, upscale finishes, and smart functionality to deliver the ultimate living experience.

From the moment you arrive, the curb appeal stands out with modern stone pillars and a welcoming west-facing front porch â€" an ideal place to relax and enjoy peaceful sunsets. As you make your way to the home, you'll be treated to sweeping views of downtown Calgary, giving this location an extra touch of prestige.

The exterior is finished with durable Hardie board siding, offering lasting beauty and low maintenance. Step inside to find a bright, open layout enhanced by wide plank luxury vinyl flooring that ties the main level together with effortless style. The kitchen is a true centrepiece â€" complete with extended ceiling-height cabinetry, glass feature cabinets, upgraded stainless steel appliances including a gas range, and a sleek built-in microwave. Hosting outdoor gatherings is easy with the rear BBQ gas hookup, making summer cookouts a breeze.

The living room invites comfort and style with a dramatic 50â€¢ electric fireplace framed in upgraded tile that stretches to the ceiling, creating a bold focal point. Oversized windows throughout the home bring in abundant natural light and showcase designer light fixtures that add warmth and sophistication to each space.
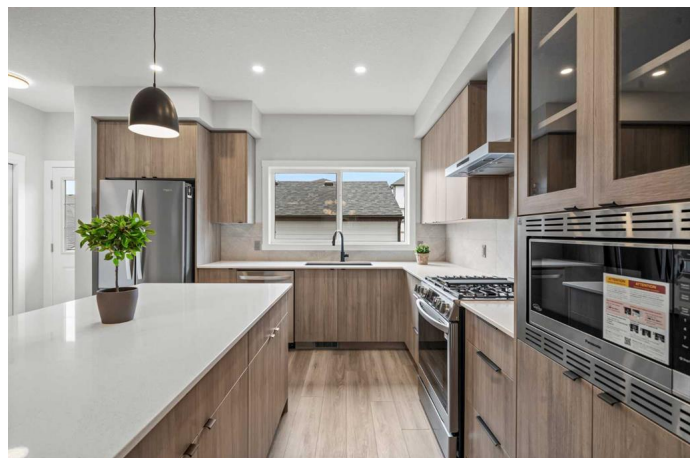
Upstairs, you'll appreciate the convenience of an upper-level laundry room and bathrooms that echo the kitchen's modern colour palette, maintaining a cohesive aesthetic. The primary suite offers a peaceful escape, featuring a tiled walk-in shower with matte black fixtures, dual undermount sinks, and a large walk-in closet for all your storage needs.

Additional features include a double detached garage with an upgraded 8' door, rough-ins for air conditioning to keep you cool in summer, and a private side entrance with rough-ins for a future legal suite — ideal for rental income or multigenerational living. Perfectly positioned near shops, services, and quick access to Stoney Trail, this home delivers the lifestyle you've been looking for in one of Calgary's most exciting new neighbourhoods.

Built in 2024

Essential Information

MLS® #	A2225656
Price	$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,750
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	46 Versant View Sw
Subdivision	Alpine Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0S8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	35
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office   Century 21 Bamber Realty LTD.