

169 Verity Manor SW
Calgary, Alberta

MLS # A2222611



\$759,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,213 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Best Priced property in the area!! Step into this exceptional two-storey corner-lot home, offering over 2,213 sq. ft. of thoughtfully designed living space, complete with 4 spacious bedrooms, 3 full bathrooms, a versatile bonus room, and a host of upscale features throughout. Perfectly blending modern elegance with everyday comfort, this home welcomes you with an airy open-concept layout and a show-stopping open-to-below staircase accented by sleek metal railings that bring a sophisticated architectural touch. The heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, a premium KitchenAid gas range, full-height cabinetry, and an oversized island—ideal for cooking, entertaining, and creating memories. Inside, enjoy \$80,000 in premium builder upgrades, including high-end finishes, luxury flooring, quartz counters, upgraded cabinetry, and designer lighting. The smart home package provides modern convenience, with voice or app-controlled lighting, climate, and security. The main floor includes a full bedroom and a 4-piece bathroom, making it an ideal setup for guests, in-laws, or multi-generational living. Upstairs, a thoughtfully placed laundry room offers added convenience, while the bonus room provides flexible space for a home office, play area, or media lounge. Retreat to the expansive primary bedroom, which showcases downtown skyline views, a large walk-in closet, and a spa-inspired ensuite with dual vanities and a glass-enclosed shower. Two additional well-sized bedrooms and another full bath complete the upper level. Outside, enjoy summer evenings on the rear deck—perfect for BBQs and gatherings—while the double detached garage offers secure parking and extra storage. This home is a perfect balance of style, space, and function in a desirable location. Builder will complete the concrete path,

and grade the lot. Call today to book your private tour.