


51 Versant Way SW  
Calgary, Alberta

MLS # A2225028



\$814,350



<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,328 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b> -
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank		<b>Sewer:</b> -
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b> -
<b>Basement:</b>	Full, Unfinished		<b>LLD:</b> -
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame		<b>Zoning:</b> R-G
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Denali 6—a thoughtfully designed home that offers exceptional versatility and light-filled living. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins —perfect for future development. The main floor flex room with double doors is perfect for a home office or playroom. The executive kitchen wows with built-in stainless appliances, gas cooktop, and waterfall-edge island, opening to a bright great room with electric fireplace and access to the rear deck. Soaring ceilings and a vaulted bonus room with a skylight fill the home with light, while walls of windows add to the airy, open feel. Retreat to a luxurious 5-piece ensuite featuring a walk-in tiled shower and elegant finishes. The Denali 6 is where thoughtful design meets endless possibilities. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that handles all your moving essentials—even providing boxes! Photos are representative.