

## 39 Versant Rise SW Calgary, Alberta

MLS # A2293640



# \$889,900

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,209 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Tri		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Reverse Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

A TRIPLE ATTACHED GARAGE IS HOW THIS ONE INTRODUCES ITSELF—AND IT ONLY GETS BETTER FROM THERE. The entry doesn't waste time trying to impress—it gets practical first. A MAIN-FLOOR BEDROOM with an ADJACENT 3-PIECE BATH sits right up front, ready for guests, family, or a workspace that doesn't compete with the rest of the home. From there, the plan opens up exactly where it should. The kitchen anchors the middle of the home, designed with purpose: GAS COOKTOP, BUILT-IN WALL OVEN AND MICROWAVE, CHIMNEY HOOD FAN, QUARTZ SURFACES, AND EXTENDED CABINETRY—everything is where it should be, and it works the way you want it to when people are over or when it's just a Tuesday night. Tucked behind, a WALK-THROUGH PANTRY connects directly to the mudroom and garage, keeping the everyday movement of the home efficient and out of sight. And then the space shifts. At the back of the home, the TWO-STOREY GREAT ROOM and dining nook take over—full-height windows, a FIREPLACE FEATURE WALL, and a vertical openness that pulls light deep into the main floor while still feeling grounded. It's bright, architectural, and positioned exactly where you'll spend most of your time. Upstairs, that volume carries through. The CENTRAL BONUS ROOM looks down into the great room below, keeping the connection between levels wide open and full of light. The two additional bedrooms each come with their own walk-in closet—no compromises there—while laundry is positioned directly off the primary walk-in closet, exactly where it should be. The primary retreat is set apart, complete with a 5-PIECE ENSUITE featuring a SOAKER TUB and DUAL SINK VANITY, creating a space that feels

finished in all the right ways. The lower level isn't an afterthought—it's already set up to move forward. 9' CEILINGS, a SEPARATE SIDE ENTRY, FINISHED BASEMENT STAIRS, bathroom rough-in, and TANKLESS HOT WATER give you a clean starting point, with the heavy lifting already done. Set in Vermilion Hill, a southwest Calgary community designed around its foothills setting, you get immediate ACCESS TO STONEY TRAIL, a direct route west to the mountains, and a neighbourhood plan built around PATHWAYS, PARKS, AND FUTURE SCHOOLS. It's a location that gives you space—both in how it's laid out and how it connects you beyond the city. The location works, and the home follows through. It might start with the garage, but it delivers everywhere else. Come see how it all fits together. • PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos.