\$929,900 - 91 Versant Way Sw, Calgary

MLS® #A2209456

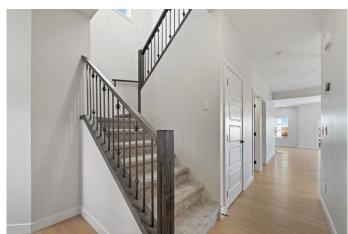
\$929,900

6 Bedroom, 4.00 Bathroom, 2,242 sqft Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

Built by Genesis Homes in the vibrant new southwest community of Vermilion Hill, this 7-bedroom, 4-bathroom home at 91 Versant Way SW is a rare opportunity offering over 2,900 sq ft of total living space including a fully legal 2-bedroom basement suite with separate side entry. Currently at foundation stage and slated for completion in mid-September, this home comes with no customization options available and all finishings are locked in. The showhome at 818 Bluerock Way SW must be visited to view selections and submit offers. Designed for multi-generational living or added rental income, the home features a main floor bedroom with a full bath, and a legal suite with 9' ceilings, full kitchen rough-ins, and separate laundry. Inside, you'll find quartz countertops throughout, a Samsung built-in kitchen package with gas cooktop, wall oven, chimney hood fan, and microwave, along with a 50― electric linear fireplace and metal spindle stained railing throughout. Tech-savvy buyers will love the full Smart Home package, including an EV charger, Ring video doorbell, touchscreen front lock, wifi-enabled garage, Ecobee thermostats, Amazon Echo integration, Lutron smart dimmers, and window/door sensors. Situated on a south-facing pie lot, the backyard gets optimal sun and backs onto green space, while the front of the home looks directly onto a park. The exterior will be finished in James Hardie Navajo Beige, giving the home timeless curb appeal in a community that offers future







access to extensive green spaces, pathways, and close proximity to Fish Creek Park and major city routes.

Built in 2025

Essential Information

MLS® # A2209456 Price \$929,900

Bedrooms 6
Bathrooms 4.00
Full Baths 4

Square Footage 2,242 Acres 0.09 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 91 Versant Way Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T0Y 0L0

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Smart

Home

Appliances Built-In Oven, Dishwasher, Range Hood, Gas Cooktop

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Exterior Entry

Exterior

Exterior Features Balcony

Lot Description Back Yard, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Other

Foundation Poured Concrete

Additional Information

Date Listed April 7th, 2025

Days on Market 117
Zoning R-G

Listing Details

Listing Office eXp Realty

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