

\$884,000 - 91 Versant Way Sw, Calgary

MLS® #A2258079

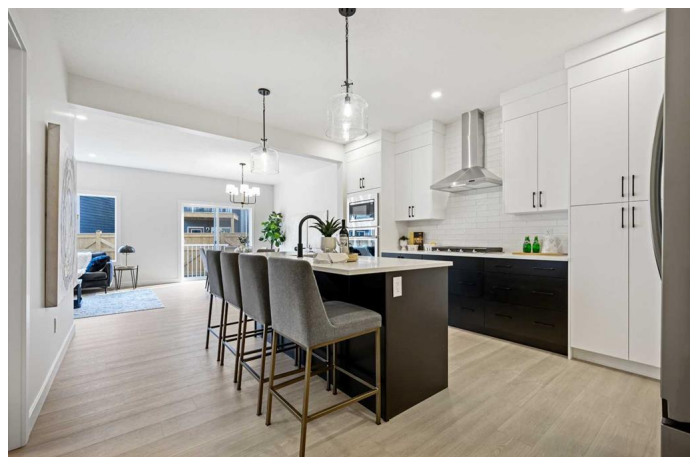
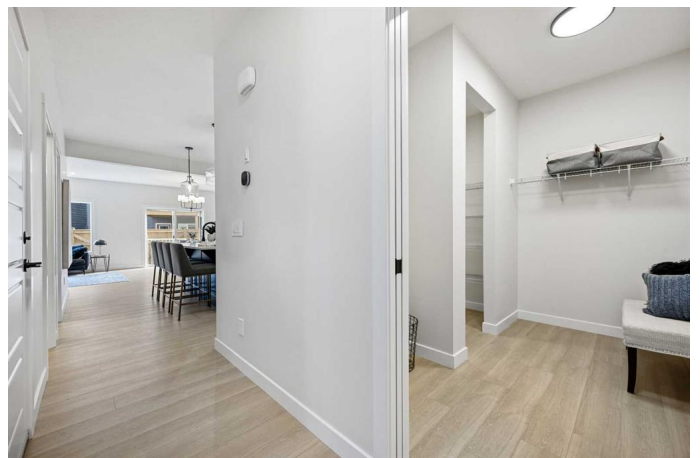
\$884,000

7 Bedroom, 4.00 Bathroom, 2,242 sqft

Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

**** Brand New Move in Ready Home with a LEGAL 2 Bedroom Basement Suite built by Genesis Homes **** Welcome to 91 Versant Way SW, a beautifully designed front-attached garage home offering the perfect blend of space, style, and smart technology. Situated on a south-backing pie-shaped lot and directly facing a park, this home provides a rare combination of scenic views and functional living. With a total of seven bedrooms, this property is ideal for multigenerational families or buyers looking to generate additional income. The upper level features four generously sized bedrooms, while the main floor includes a flex room and bathroom—perfect for guests or extended family. The fully legal two-bedroom basement suite offers a fantastic mortgage helper or private space for relatives. Throughout the home, you'll find upscale finishes including quartz countertops and an executive kitchen with a Samsung built-in kitchen package with a gas cooktop, wall oven, chimney hood fan, and microwave, as well as a striking 50" electric linear fireplace and stained wood railings with metal spindles. Tech enthusiasts will love the full Smart Home package, which includes an EV charger, Ring video doorbell, touchscreen front lock, WiFi-enabled garage opener, Ecobee thermostats, Amazon Echo integration, Lutron smart dimmers, and door/window sensors. Located just minutes from Fish Creek Park and with easy access to Stoney Trail, this



home combines luxury, location, and leading-edge technology in one exceptional package.
Don't miss your chance to call it home.

Built in 2025

Essential Information

MLS® #	A2258079
Price	\$884,000
Bedrooms	7
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	T2Y 0Z3

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
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Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Lawn, Street Lighting, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	45
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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