

# \$859,000 - 107 Versant View Sw, Calgary

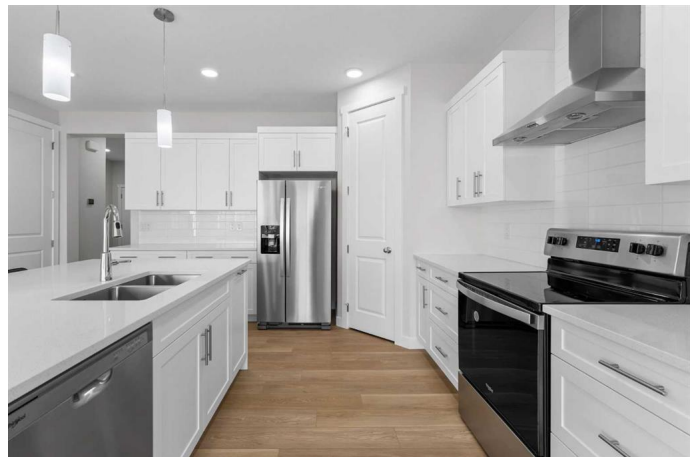
MLS® #A2197952

## \$859,000

3 Bedroom, 3.00 Bathroom, 2,440 sqft  
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to 107 Versant View SW, a beautifully upgraded two-storey home in the sought-after community of Vermillion Hill. Boasting over \$60,000 in upgrades, this stunning property offers modern design, premium finishes, and thoughtful features throughout, making it an exceptional choice for those seeking luxury and functionality. The main floor showcases soaring 8-foot doors, oversized side windows for an abundance of natural light, and an open-concept layout designed for comfort and entertaining. The upgraded kitchen is a chef's dream, featuring quartz countertops, additional drawers for extra storage, and a roughed-in gas line. The spacious living area is highlighted by a sleek electric fireplace, while the upgraded railing adds a stylish touch to the home's contemporary design. Upstairs, each bedroom includes its own walk-in closet. The primary suite is a true retreat, offering a huge bedroom and a spa-like 5-piece ensuite with quartz countertops and upgraded drawers for maximum organization. A massive bonus room provides the perfect space for a media area, while the Jack-and-Jill main bathroom with dual sinks adds convenience for family living. The upper-level laundry room is thoughtfully designed with a sink and quartz countertops for added functionality and wire shelving for storage at your convenience. The basement is ready for customization,



featuring 9-foot ceilings, extra-large egress windows measuring 3x4 and 3x5 for plenty of natural light, a 200-amp service, and a separate side entrance offering excellent potential for a future legal suite. The oversized 22-foot-wide garage includes an 8-foot door and a belt-drive WiFi-enabled opener for easy access and modern convenience.

Located in the vibrant Alpine Park community, this home is just minutes from parks, walking trails, and everyday amenities. With its impressive upgrades and smart design, this is a rare opportunity to own a truly exceptional home in Vermillion Hill!

Built in 2025

### Essential Information

MLS® #	A2197952
Price	\$859,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,440
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	107 Versant View Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0X3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	38
Zoning	R-G
HOA Fees	262
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.