

# \$774,800 - 169 Verity Manor Sw, Calgary

MLS® #A2222611

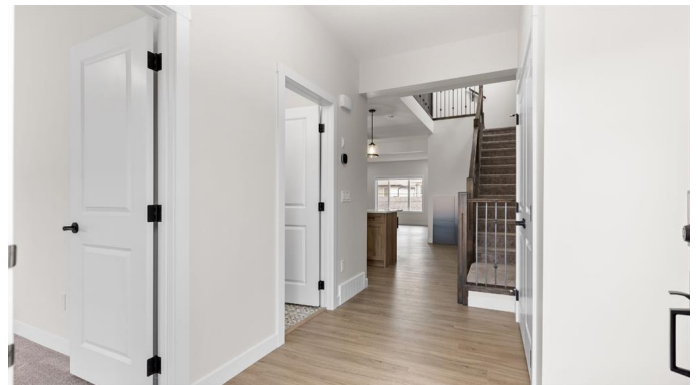
**\$774,800**

4 Bedroom, 3.00 Bathroom, 2,213 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Step into this exceptional two-storey corner-lot home, offering over 2,213 sq. ft. of thoughtfully designed living space, complete with 4 spacious bedrooms, 3 full bathrooms, a versatile bonus room, and a host of upscale features throughout. Perfectly blending modern elegance with everyday comfort, this home welcomes you with an airy open-concept layout and a show-stopping open-to-below staircase accented by sleek metal railings that bring a sophisticated architectural touch. The heart of the home is a beautifully appointed gourmet kitchen featuring quartz countertops, a premium KitchenAid gas range, full-height cabinetry, and an oversized island—ideal for cooking, entertaining, and creating memories. Inside, enjoy \$80,000 in premium builder upgrades, including high-end finishes, luxury flooring, quartz counters, upgraded cabinetry, and designer lighting. The smart home package provides modern convenience, with voice or app-controlled lighting, climate, and security. The main floor includes a full bedroom and a 4-piece bathroom, making it an ideal setup for guests, in-laws, or multi-generational living. Upstairs, a thoughtfully placed laundry room offers added convenience, while the bonus room provides flexible space for a home office, play area, or media lounge. Retreat to the expansive primary bedroom, which showcases downtown skyline views, a large walk-in closet, and a spa-inspired ensuite with dual vanities and a glass-enclosed shower. Two additional



well-sized bedrooms and another full bath complete the upper level. Outside, enjoy summer evenings on the rear deckâ€”perfect for BBQs and gatheringsâ€”while the double detached garage offers secure parking and extra storage. This home is a perfect balance of style, space, and function in a desirable location. Builder will complete the concrete path, and grade the lot. Call today to book your private tour.

Built in 2024

**Essential Information**

MLS® #	A2222611
Price	\$774,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,213
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	169 Verity Manor Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0S6

**Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached

# of Garages 2

## Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement None, Unfinished

## Exterior

Exterior Features Playground, Private Entrance, Private Yard

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed May 20th, 2025

Days on Market 17

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

## Listing Details

Listing Office Century 21 Bravo Realty

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