# **\$859,900 - 35 Versant View Sw, Calgary**

MLS® #A2251979

### \$859,900

5 Bedroom, 4.00 Bathroom, 2,427 sqft Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

This stunning family home offers the perfect blend of luxury, functionality, and peace of mind with a full new home warranty. Designed for today's modern lifestyle, every detail has been thoughtfully crafted. Step inside to a bright, open floorplan featuring 9 ft ceilings on both the main and upper levels. The main floor boasts a rare bedroom with a private ensuite, ideal for guests, in-laws, or a dedicated home office. At the heart of the home, the chef-inspired kitchen is equipped with high-end KitchenAid gas appliances, a walkthrough mudroom and pantry, and seamless flow into the sun-soaked dining and living areas. It's a space designed to impress whether entertaining or enjoying quiet family evenings. Upstairs, discover four spacious bedrooms, three full baths, and a versatile bonus room. The thoughtful design includes two luxurious primary retreats, each with private ensuites, plus an upper-level laundry room for everyday convenience. The lower level features soaring ceilings and a separate side entrance, offering fantastic potential for a future suite (with City of Calgary approval), extended family space, or rental income. Finished with durable James Hardie siding, elegant architectural details, and modern mechanicals (furnace, hot water tank, and roof all less than a year old), this home is built to last. Garage shelving adds extra storage practicality. Located in the vibrant new community of Alpine Park, you'll enjoy access to scenic parks, schools, trails, and everyday amenities. The Shops of Buffalo Run







including Costco, are minutes away, and with Calgary Transit now serving the neighborhood, you'II love the added convenience.

Don't just buy a home â€" embrace a lifestyle where modern living meets community charm.

#### Built in 2024

#### **Essential Information**

MLS® # A2251979 Price \$859,900

Bedrooms 5
Bathrooms 4.00
Full Baths 4

Square Footage 2,427 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 35 Versant View Sw

Subdivision Alpine Park

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0W9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 1

Zoning R-G

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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