

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

MLS® #A2209456

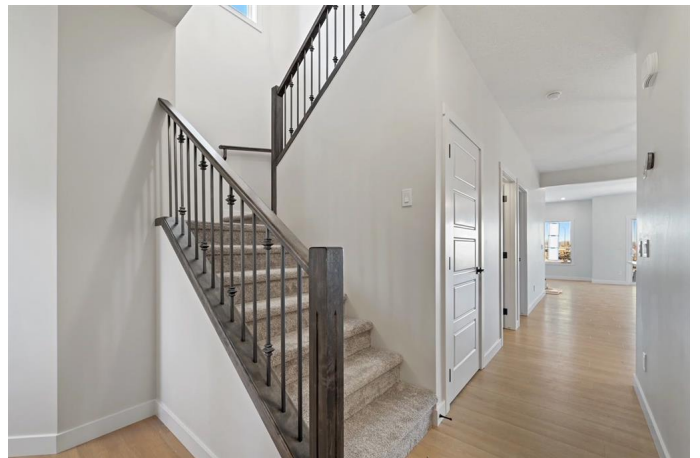
**\$929,900**

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	125
Zoning	R-G

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.