

# \$949,900 - 149 Versant Rise Sw, Calgary

MLS® #A2211787

**\$949,900**

4 Bedroom, 2.00 Bathroom, 2,371 sqft  
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to 149 Versant Rise SW in the scenic new community of Vermilion Hillâ€”where thoughtful design meets luxury finishes in this 2,371 sq ft Mateo model by Genesis Homes. Sitting on a walkout lot with Fall 2025 possession, this 4-bedroom, 3-bathroom home offers a fully upgraded interior including a two-storey great room with open-to-above ceilings and an electric fireplace, a main floor bedroom and full bath ideal for guests or multigenerational living, and a chef-inspired kitchen featuring a gas cooktop, built-in oven and microwave, elegant white quartz counters, a Blanco Silgranit CafÃ© sink, and a fully outfitted spice kitchen. The upper floor hosts a spacious bonus room, laundry room, and a tray-ceiling primary suite with a luxurious ensuite and walk-in closet. Finishes include shaker-style cabinets in Chantilly Lace, champagne bronze fixtures, wide-plank LVP and LVT flooring, a stylish Petal Grey tiled fireplace surround, stained railings with knuckle spindles, and designer lighting throughout. The home also includes a 12â€™x10â€™ rear deck with BBQ gas line, legal suite rough-ins, and a 9â€™ basement ceiling. This home blends functionality and modern farmhouse charm in one of Calgaryâ€™s most exciting new southwest neighborhoods.

Built in 2025

## Essential Information



MLS® #	A2211787
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,371
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Versant Rise Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0X 0X0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	72
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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