

\$908,500 - 149 Versant Rise Sw, Calgary

MLS® #A2258082

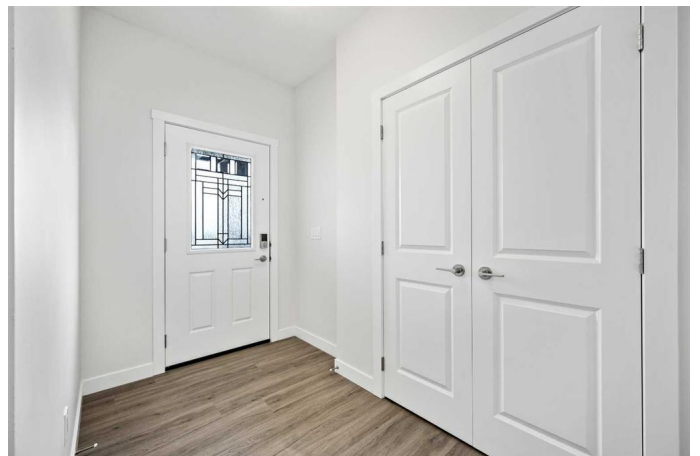
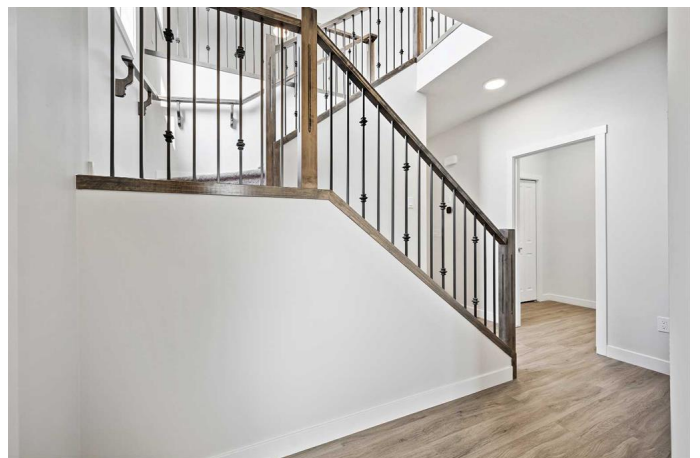
\$908,500

4 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

****Brand New Corner Lot WALK-OUT basement Home built by Genesis Homes****
Welcome to 149 Versant Rise SW, a stunning walkout home in the scenic and highly sought-after community of Vermilion Hill. Built by Genesis Homes, this 2,371 sq ft Mateo model is available for immediate possession and showcases a thoughtful floor plan paired with luxury upgrades throughout. The home features 4 bedrooms and 3 full bathrooms, including a convenient main floor bedroom and full bath—perfect for guests or multigenerational living. The heart of the home is the dramatic two-storey great room with soaring open-to-above ceilings and an elegant Petal Grey tiled electric fireplace, bringing both warmth and wow factor. The chef-inspired kitchen impresses with white quartz countertops, a Blanco Silgranit Café sink, gas cooktop, built-in wall oven and microwave, and a fully outfitted spice kitchen for added convenience and function. Finishes throughout the home exude modern farmhouse charm, including shaker-style cabinetry in Chantilly Lace, champagne bronze fixtures, wide-plank LVP and LVT flooring, and stylish stained railings with spindles. Upstairs, the spacious bonus room is ideal for family gatherings, while the tray-ceiling primary retreat offers a spa-like ensuite and a generous walk-in closet. Additional highlights include designer lighting, a 12'™x10'™ rear deck with BBQ gas line, 9'™ basement ceilings with legal suite rough-ins, and large windows that bring in



ample natural light. With its blend of elegance, functionality, and thoughtful upgrades, this exceptional home in one of Calgary’s newest southwest communities is a rare find.

Built in 2025

Essential Information

MLS® #	A2258082
Price	\$908,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
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	T2Y 0Y8

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
-------------------	--

	Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2025
Days on Market	3
Zoning	R-G
HOA Fees	263
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
----------------	--------------

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.