

58 Versant Rise SW  
Calgary, Alberta

MLS # A2256430



\$819,400



|             |                                                                                                           |            |                  |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | NONE                                                                                                      |            |                  |
| Type:       | Residential/House                                                                                         |            |                  |
| Style:      | 2 Storey                                                                                                  |            |                  |
| Size:       | 2,227 sq.ft.                                                                                              | Age:       | 2024 (1 yrs old) |
| Beds:       | 4                                                                                                         | Baths:     | 2 full / 1 half  |
| Garage:     | Double Garage Attached                                                                                    |            |                  |
| Lot Size:   | 0.08 Acre                                                                                                 |            |                  |
| Lot Feat:   | Back Yard                                                                                                 |            |                  |
|             |                                                                                                           |            |                  |
| Heating:    | Forced Air, Natural Gas                                                                                   | Water:     | -                |
| Floors:     | Carpet, Vinyl Plank                                                                                       | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                                                                           | Condo Fee: | -                |
| Basement:   | Full, Unfinished                                                                                          | LLD:       | -                |
| Exterior:   | Brick, Cement Fiber Board, Wood Frame                                                                     | Zoning:    | R-G              |
| Foundation: | Poured Concrete                                                                                           | Utilities: | -                |
| Features:   | Double Vanity, No Animal Home, No Smoking Home, Pantry, Smart Home, Tankless Hot Water, Walk-In Closet(s) |            |                  |
|             |                                                                                                           |            |                  |
| Inclusions: | N/A                                                                                                       |            |                  |

Welcome to the Bennett – a thoughtfully designed home combining luxury, comfort, and functionality. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This beautifully upgraded home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, quartz waterfall island, Silgranit sink, and under-cabinet lighting. Thoughtful details include a flex room, electric fireplace and custom lockers in the mudroom. The sunshine basement offers a bright and inviting space, complete with an oversized window that fills the room with natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins –perfect for future development. Upstairs offers a vaulted bonus room, a luxurious ensuite with tiled shower walls and drawer banks, plus tile in the main bath and laundry. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, plus an electric car charger rough-in, it’s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.