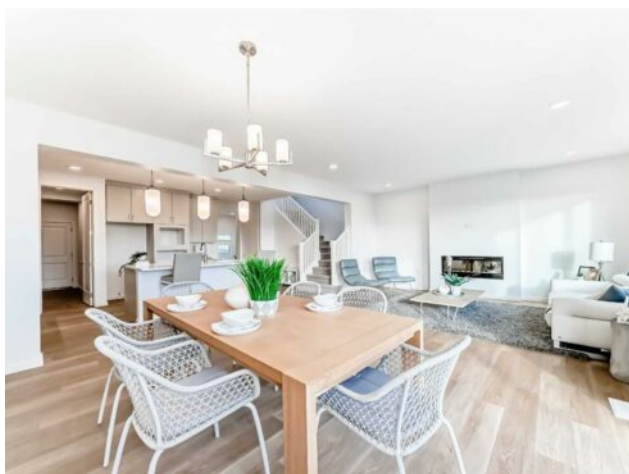


59 Versant Way SW
Calgary, Alberta

MLS # A2266050

\$924,900



Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,585 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Sloped, Views, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: N/A

LET'S CALL THIS WHAT IT IS: THE CORNER LOT THAT MAKES EVERYTHING ELSE FEEL LIKE A COMPROMISE. Cornering a BRAND-NEW PARK (play structure, picnic tables, pathways, trees), front facing privacy with no driveway staring you down from across the street, and MOUNTAIN GLIMPSES IN THE DISTANCE—this is the southwest address that checks the "location" box before you've even turned the key. A block away, a stretch of natural greenspace and trees softens the horizon, giving the neighbourhood that just-finished-but-already-established feel. And did you notice? THE YARD IS ALREADY DONE (front to back, fully sodded), so weekends start at the park, not the garden centre. Inside, 2,585 SQ FT lands on the right side of "big enough" and "beautifully planned." Light, fresh, modern finishes keep the mood calm—warm wood-toned floors ground crisp lines and a clean palette that's both photo-ready and easy to live with. The kitchen means business: BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, QUARTZ THROUGHOUT, AND A PROPER WALK-THROUGH PANTRY so groceries move from garage entry to counter without the chaos. Eight-foot doors on the main add quiet presence; an electric fireplace anchors the great room without stealing square footage. A rare MAIN-FLOOR BEDROOM sits beside a FULL BATH with tile-and-glass shower—ideal for guests, in-laws, or a focused office that's not wedged into a landing. Upstairs, the BONUS ROOM keeps the second floor social while FOUR UPPER BEDROOMS keep it practical. The master bedroom shows off with a SOAKING TUB and matching window, DUAL VANITIES, a TILE-AND-GLASS SHOWER, and a LARGE WALK-IN CLOSET that actually behaves like one. Even the main bath gets a

DUAL SINK VANITY, because mornings shouldn't be a negotiation. UPPER-FLOOR LAUNDRY keeps chores on the right level, and a tall stairwell window tunnels daylight where you feel it most. Downstairs, an unfinished lower level with a SEPARATE EXTERIOR ENTRY, 9' FOUNDATION WALLS, and 200-amp service sets you up for whatever's next—gym, media, hobby space—without painting you into a design corner. Outside, the 12'x10' DECK WITH BBQ GAS LINE extends dinner into golden hour, and the 22'x20' ATTACHED GARAGE handles real vehicles plus the seasonal gear that comes with a Calgary life. Commuting or escaping is straightforward—QUICK ACCESS TO STONEY, everyday essentials close by, and FISH CREEK A SHORT HOP AWAY—so the routine stays easy and the weekend drive west stays tempting. Move-in ready with flexible possession. Come stand on the corner, walk to the park, and feel how this one lives. • PLEASE NOTE: Kitchen appliances are included, and will be installed prior to possession.