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

MLS® #A2211787

\$949,900

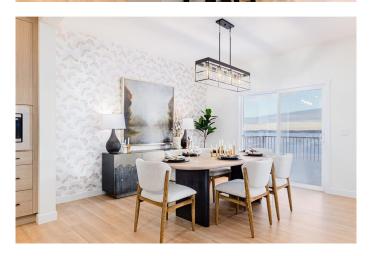
4 Bedroom, 2.00 Bathroom, 2,371 sqft Residential on 0.08 Acres

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 Café 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 12'x10' rear deck with BBQ gas line, legal suite rough-ins, and a 9' basement ceiling. This home blends functionality and modern farmhouse charm in one of Calgary's most exciting new southwest neighborhoods.







Built in 2025

Essential Information

MLS®# A2211787 Price \$949,900

4 Bedrooms

2.00 Bathrooms

Full Baths 2

Square Footage 2,371

Acres 80.0

2025 Year Built

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 T0X 0X0

Postal Code

Amenities

Parking Spaces 4

Parking **Double Garage Attached**

2 # of Garages

Interior

Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Interior Features

Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes # of Fireplaces 1

Electric Fireplaces

Has Basement Yes

Full, Unfinished, Walk-Out Basement

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 6

Zoning R-G

Listing Details

Listing Office eXp Realty

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