

# \$929,900 - 91 Versant Way Sw, Calgary

MLS® #A2209456

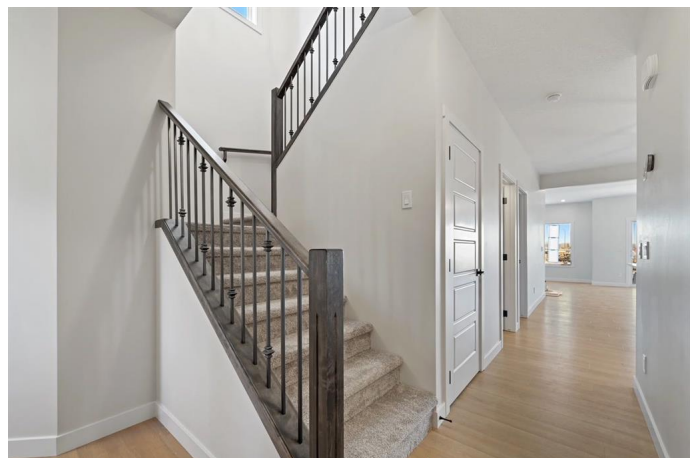
**\$929,900**

6 Bedroom, 4.00 Bathroom, 2,242 sqft

Residential on 0.09 Acres

Alpine Park, Calgary, Alberta

Built by Genesis Homes in the vibrant new southwest community of Vermilion Hill, this 7-bedroom, 4-bathroom home at 91 Versant Way SW is a rare opportunity offering over 2,900 sq ft of total living space including a fully legal 2-bedroom basement suite with separate side entry. Currently at foundation stage and slated for completion in mid-September, this home comes with no customization options available and all finishings are locked in. The showhome at 818 Bluerock Way SW must be visited to view selections and submit offers. Designed for multi-generational living or added rental income, the home features a main floor bedroom with a full bath, and a legal suite with 9'™ ceilings, full kitchen rough-ins, and separate laundry. Inside, you'll find quartz countertops throughout, a Samsung built-in kitchen package with gas cooktop, wall oven, chimney hood fan, and microwave, along with a 50'• electric linear fireplace and metal spindle stained railing throughout. Tech-savvy buyers will love the full Smart Home package, including an EV charger, Ring video doorbell, touchscreen front lock, wifi-enabled garage, Ecobee thermostats, Amazon Echo integration, Lutron smart dimmers, and window/door sensors. Situated on a south-facing pie lot, the backyard gets optimal sun and backs onto green space, while the front of the home looks directly onto a park. The exterior will be finished in James Hardie Navajo Beige, giving the home timeless curb appeal in a community that offers future



access to extensive green spaces, pathways, and close proximity to Fish Creek Park and major city routes.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209456    |
| Price          | \$929,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,242       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 91 Versant Way Sw |
| Subdivision | Alpine Park       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T0Y 0L0           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Smart Home |
| Appliances        | Built-In Oven, Dishwasher, Range Hood, Gas Cooktop  |
| Heating           | Forced Air  |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Electric                       |
| Has Basement    | Yes                            |
| Basement        | Finished, Full, Exterior Entry |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Back Yard, Pie Shaped Lot       |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame, Other |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 135             |
| Zoning         | R-G             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.