

\$859,900 - 35 Versant View Sw, Calgary

MLS® #A2251979

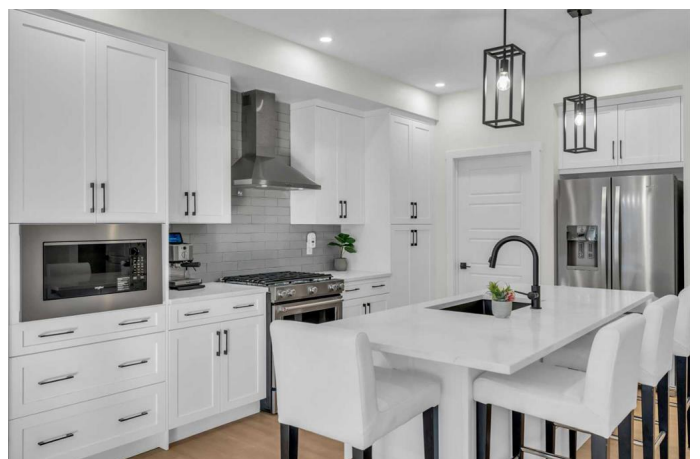
\$859,900

5 Bedroom, 4.00 Bathroom, 2,427 sqft

Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

This stunning family home offers the perfect blend of luxury, functionality, and peace of mind with a full new home warranty. Designed for today's modern lifestyle, every detail has been thoughtfully crafted. Step inside to a bright, open floorplan featuring 9 ft ceilings on both the main and upper levels. The main floor boasts a rare bedroom with a private ensuite, ideal for guests, in-laws, or a dedicated home office. At the heart of the home, the chef-inspired kitchen is equipped with high-end KitchenAid gas appliances, a walkthrough mudroom and pantry, and seamless flow into the sun-soaked dining and living areas. It's a space designed to impress whether entertaining or enjoying quiet family evenings. Upstairs, discover four spacious bedrooms, three full baths, and a versatile bonus room. The thoughtful design includes two luxurious primary retreats, each with private ensuites, plus an upper-level laundry room for everyday convenience. The lower level features soaring ceilings and a separate side entrance, offering fantastic potential for a future suite (with City of Calgary approval), extended family space, or rental income. Finished with durable James Hardie siding, elegant architectural details, and modern mechanicals (furnace, hot water tank, and roof all less than a year old), this home is built to last. Garage shelving adds extra storage practicality - ideal for a carpenter or mechanic. Located in the vibrant new community of Alpine Park, you'll enjoy access to scenic parks, schools, trails, and



everyday amenities. The Shops of Buffalo Run including Costco, are minutes away, and with Calgary Transit now serving the neighborhood, youâ€™ll love the added convenience. Donâ€™t just buy a home â€“ embrace a lifestyle where modern living meets community charm.

Built in 2024

Essential Information

MLS® #	A2251979
Price	\$859,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,427
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	35 Versant View Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0W9

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,
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	Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	28
Zoning	R-G

Listing Details

Listing Office	Real Estate Professionals Inc.
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