

\$705,900 - 86 Versant View Sw, Calgary

MLS® #A2144545

\$705,900

3 Bedroom, 3.00 Bathroom, 1,638 sqft

Residential on 0.07 Acres

Alpine Park, Calgary, Alberta

Welcome home to The Newport III Prairie; presented by Broadview Homes. With 1638 square feet; 3 Bedrooms, 2.5 Bathrooms, an open floor plan and luxurious finishes; The Newport III Prairie is the epitome of smart design and classic style. A welcoming front porch is part of this home's charm, and the open Kitchen, Great Room and Dining Area are perfect for entertaining. The kitchen is outfitted with stainless steel appliances, a large centre island with barstool seating, pot lights and soft close cabinetry. Upstairs holds 3 bedrooms, 2 bathrooms, a spacious bonus room and laundry! The primary bedroom is paired with a walk-in closet and 5pc ensuite bathroom with dual vanities and a tub/shower combo. Bedrooms 2 & 3 are both great sized with closet space; these share the main 4pc bathroom. The bonus room is spacious and adds to comfort of the home. The upper level laundry room is every home owner's dream as its located near all the bedrooms. The basement secondary suite(legal) would be subject to approval and permitting by the city/municipality as a separate side entrance, 9' ceilings, second furnace & HRV, kitchen & laundry room rough-in are included Vermilion Hill is steps away from Fish Creek Park & the community has views of the Rocky Mountains and easy access to Bragg Creek and Kananaskis. Hurry and book a showing at this beautiful brand new Broadview Home today!

*Photos shown are of the Show Home; design, selections and finishes may not be exactly as



shown.

Built in 2024

Essential Information

MLS® #	A2144545
Price	\$705,900
Sold Price	\$705,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,638
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	86 Versant View Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0W8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	August 6th, 2024
Days on Market	39
Zoning	R-G
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Crown
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