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

MLS® #A2211787

## \$949,900

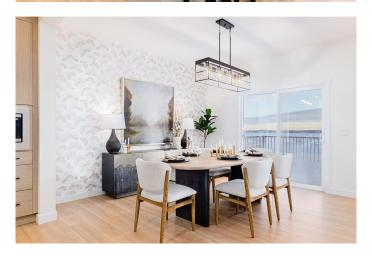
4 Bedroom, 2.00 Bathroom, 2,371 sqft Residential on 0.08 Acres

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 69

Zoning R-G

# **Listing Details**

Listing Office eXp Realty

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