

# \$849,450 - 78 Versant Rise Sw, Calgary

MLS® #A2200962

## \$849,450

5 Bedroom, 3.00 Bathroom, 2,328 sqft  
Residential on 0.08 Acres

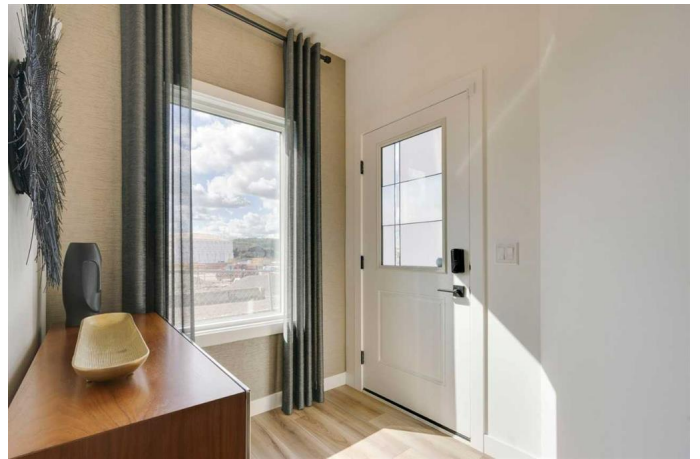
Alpine Park, Calgary, Alberta

Welcome to The Denali 6, where elegance meets functionality. The executive kitchen is a chef's dream with built-in stainless steel appliances, a gas cooktop, a Silgranit sink, and a spacious walk-in pantry. The island, featuring a stunning waterfall edge and pendant lighting, serves as the perfect centerpiece, while the fridge with a water and ice dispenser adds convenience. A main floor bedroom and full bath with a walk-in shower offer versatile living. Upstairs, enjoy the bright bonus room with a vaulted ceiling and skylight. The primary bedroom is a true retreat, complete with a 5-piece ensuite, tiled shower, dual sinks, and a bank of drawers in the vanity. Outside, relax on the rear deck, and inside, an electric fireplace with wall detail adds a cozy, inviting touch to this exceptional home. Photos are representative.

Built in 2024

## Essential Information

MLS® #	A2200962
Price	\$849,450
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,328
Acres	0.08
Year Built	2024



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	78 Versant Rise Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1T1T1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 10th, 2025
Days on Market	29
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Bode Platform Inc.

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