



## 53 Versant Point Calgary Alberta

\$899,900

Nestled in the vibrant new community of Vermillion Hill in southwest Calgary, this stunning 2,300 sq. ft. property presents the perfect fusion of modern luxury, natural beauty, and convenience. Thoughtfully upgraded with over \$65,000 in custom features, this home provides a beautiful space and a lifestyle that combines urban access with the tranquility of nature. Living in Vermillion Hill means enjoying the best of both worlds. The community boasts a scenic pond, peaceful walkways, and views that stretch from the downtown Calgary skyline to the majestic Rocky Mountains. With easy access to Bragg Creek and Kananaskis, weekends filled with outdoor adventures are at your fingertips, whether it's hiking, skiing, or just taking in the beauty of Alberta's landscapes. Despite this proximity to nature, every modern amenity is within a five-minute drive, including Costco, Gold's Gym, dental care, and local favourites like Tim Hortons. Plus, downtown Calgary is only 20 minutes away, making this location ideal for those who seek both convenience and natural beauty. Inside, every detail of the home speaks to quality and comfort. Over \$17,000 has been invested in top-of-the-line appliances, ensuring the kitchen is as functional as it is stylish. Stainless steel appliances blend with sleek cabinetry, while luxury vinyl plank (LVP) and tile flooring throughout create a modern, low-maintenance interior—no carpet anywhere! This flooring choice not only enhances the contemporary design but also makes cleaning a breeze, ideal for busy households and pet owners. The master suite is a highlight, designed to feel like a personal retreat. Oversized to comfortably fit a California king bed, this room also features an elegant en-suite bathroom with dual sinks, a built-in bathtub, and a full glass shower. Additional features like the laundry room's rough-in for a sink (hot and cold water rea...

Primary Bedroom 17.50 M x 13.00 M

5pc Bathroom 10.60 M x 9.80 M

Other 6.40 M x 9.70 M

Family room 13.11 M x 17.90 M

Laundry room 6.00 M x 9.20 M

Bedroom 12.00 M x 9.80 M

Bedroom 13.80 M x 13.00 M

Foyer 9.40 M x 4.80 M

2pc Bathroom 4.11 M x 5.00 M

Other 5.00 M x 9.40 M

Kitchen 13.11 M x 13.40 M

Dining room 15.10 M x 11.10 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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3pc Bathroom 9.10 M x 9.30 M

Living room 17.00 M x 12.00 M