



# 118 Versant View Calgary Alberta

\$724,900

Welcome to your dream home in the sought-after Vermillion Hill community! This stunning 5-bedroom, 3.5-bathroom detached single-family home is perfectly situated to offer breathtaking, unobstructed views of downtown on one side and the majestic mountains on the other. The community boasts a large recreational pond, making it an ideal retreat for outdoor enthusiasts and families alike. Inside, you'll find a thoughtfully designed layout, highlighted by an L-shaped kitchen on the main floor that seamlessly connects to the dining and living area perfect for entertaining. Triple-pane large windows flood the home with natural light, and led light package adds more value. The spacious primary suite features a walk-in closet and a spa-like ensuite, while two additional bedrooms provide ample space for growing families or guests. You will also find a convenient laundry room and a common 4pc bath on the 2nd level. This property also offers you a large backyard with downtown views and a two-car garage with back alley access. The entire property and garage offer you Hardie board siding, which gives peace of mind and an elegant look to the house. One of the standout features of this home is the fully legal two-bedroom basement suite, offering an excellent mortgage helper or additional living space for extended family. The basement suite offers a separate private entrance and a laundry area. With modern finishes, ample parking, and proximity to top-rated schools, Fish creek park, Costco, and other shopping amenities, this property has everything you need to live comfortably and conveniently. Don't miss the opportunity to make this extraordinary home yours. Schedule your private viewing today and experience all it has to offer! (id:6769)

Primary Bedroom 14.25 M x 13.25 M

Other Measurements not available

5pc Bathroom Measurements not available

Laundry room Measurements not available

Bedroom 12.42 M x 9.42 M

4pc Bathroom .00 M x .00 M

Bedroom 12.42 M x 9.08 M

4pc Bathroom Measurements not available

Bedroom 9.75 M x 8.08 M

Furnace Measurements not available

Laundry room Measurements not available

Living room 12.67 M x 15.42 M

Kitchen 10.76 M x 15.33 M

2pc Bathroom Measurements not available

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

**Kitchen** 8.50 M x 11.75 M

**Living room** 12.08 M x 9.00 M

**Bedroom** 9.75 M x 12.08 M

**Dining room** 8.92 M x 14.58 M

**Other** Measurements not available