



59 Versant Way Calgary Alberta

\$899,900

You know THAT HOUSE--the one you drive by and wonder, "Whoever lives there probably has it figured out." That's 59 Versant Way SW. Perched on a 44' CORNER LOT ACROSS FROM THE PARK, it's got that rare mix of relaxed confidence and quiet presence. It doesn't scream for attention, but it definitely earns it. Inside, it's all about space that works with you. Not just open-concept for the sake of it, but the kind of layout that understands how real life happens. Groceries will come through the garage and land in the WALK-THROUGH PANTRY. Dinner will get prepped while keeping an eye on the homework zone and whatever's sizzling on the BBQ out back--thanks to the wide 3-PANEL PATIO DOOR AND 12'X10' DECK. The kitchen? It's loaded. GAS COOKTOP. CHIMNEY HOOD FAN. BUILT-IN WALL OVEN AND MICROWAVE. FULL-HEIGHT CABINETS. A Silgranit sink that takes what your enamel one never could. And quartz--everywhere. It's not trying to be flashy, just dialed-in and sharp. Tucked off the main floor, there's a bedroom and full 3-piece bath that doesn't just "tick the box" for guests or in-laws--it actually makes sense. Same goes for the FULL-HEIGHT FIREPLACE WALL in the great room. It anchors the space without taking it over. Upstairs is where the Lincoln model really stretches out. The bonus room lands right in the middle--perfectly placed between four legit bedrooms. No afterthoughts here. Even the secondary bath gets a DOUBLE VANITY, because morning chaos is real. The primary bedroom hits all the right notes: SOAKER TUB, GLASS AND TILE SHOWER, DUAL VANITIES, and a walk-in closet that won't test your seasonal wardrobe storage. There's a side entry to the basement (unfinished, but ready with a bathroom rough-in), 200-amp panel, smart home tech, and an OVERSIZED 80-GALLON HOT WATER TANK. Because comfort is about more than what you see. And the setting? Vermilion Hill isn't trying to replicate the su...

Other Measurements not available

Bedroom 9.25 Ft x 11.00 Ft

3pc Bathroom Measurements not available

Kitchen 12.75 Ft x 15.08 Ft

Pantry Measurements not available

Primary Bedroom 17.33 Ft x 12.00 Ft

5pc Bathroom Measurements not available

Other Measurements not available

4pc Bathroom Measurements not available

Laundry room Measurements not available

a

Listing Presented By:



Originally Listed by:
CIR Realty

<http://designerrealestate.ca/>



Real Estate Professionals Inc.

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

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

Other Measurements not available
Other 15.00 Ft x 12.00 Ft
Great room 17.00 Ft x 13.00 Ft
Bonus Room 14.00 Ft x 14.00 Ft

Bedroom 12.00 Ft x 9.33 Ft
Bedroom 11.00 Ft x 9.33 Ft
Bedroom 12.00 Ft x 10.67 Ft