

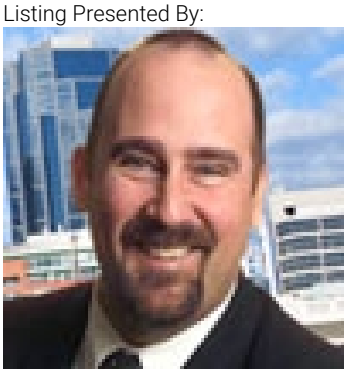
170 Verity Manor Calgary Alberta

$918,000

Everyone loves the idea of a brand-new home, until they realize how much comes after getting the keys. At 170 Verity Manor SW, the landscaping is complete, the deck has been enlarged, the basement is finished, and the automated touch-of-a-button blinds and central air conditioning are already installed. Built by Homes by Avi, this nearly new detached home in Alpine Park delivers modern design without the new-build to-do list.Set on a corner lot, this beautifully maintained two-storey offers 4 bedrooms, 3.5 bathrooms, a separate side entrance to the developed basement, and a double attached garage with extra-high ceilings. Inside, expansive windows fill the open-concept main floor with natural light. Wide-plank flooring connects an inviting living room with a contemporary fireplace to a spacious dining area overlooking the backyard. The upgraded kitchen features quartz countertops, white cabinetry, a generous island with seating, a built-in gas cooktop, wall oven, built-in microwave, stainless steel appliances, pantry, garburator, and a water filtration system. A dedicated main-floor office adds valuable work-from-home flexibility.Upstairs, a generous bonus room creates a second living space for movie nights, playtime, or relaxing. The oversized primary retreat features a 5-piece ensuite with dual sinks, a soaker tub, a separate glass shower, and a spacious walk-in closet with custom built-in organizers. Two additional bedrooms with walk-in closets, including a nursery with views toward downtown Calgary, a 5-piece family bathroom with double sinks, and upper-floor laundry with a sink, folding counter, and storage complete the level.The fully developed basement is a major advantage over many nearby new builds, offering a fourth bedroom, full bathroom, recreation area, and a flexible room currently used as a home gym. The original doors have been retained should a fut...

5pc Bathroom 9.17 Ft x 8.83 Ft
5pc Bathroom 9.67 Ft x 10.50 Ft
Bedroom 9.58 Ft x 12.00 Ft
Bedroom 13.00 Ft x 13.67 Ft
Family room 17.75 Ft x 14.08 Ft
Laundry room 9.17 Ft x 6.08 Ft
Exercise room 10.75 Ft x 8.00 Ft
Recreational, Games room 10.58 Ft x 16.58 Ft
Furnace 21.75 Ft x 10.92 Ft
2pc Bathroom 4.83 Ft x 4.83 Ft
Dining room 11.00 Ft x 15.08 Ft
Foyer 13.67 Ft x 11.58 Ft

Listing Presented By:



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Primary Bedroom 12.92 Ft x 17.42 Ft

Other 9.67 Ft x 6.50 Ft

4pc Bathroom 10.75 Ft x 5.58 Ft

Bedroom 10.67 Ft x 14.58 Ft

Kitchen 19.00 Ft x 14.58 Ft

Living room 11.92 Ft x 17.00 Ft

Office 8.92 Ft x 9.67 Ft