

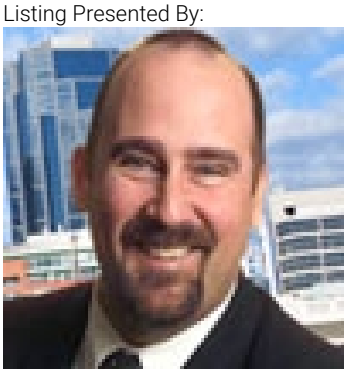
46 Verdure Place Calgary Alberta

$874,800

A 10-FOOT MAIN FLOOR, TWO PRIVATE BALCONIES, AND A FULLY FINISHED WALKOUT LEGAL SUITE -- THIS IS NOT YOUR TYPICAL NEW BUILD. Tucked into a quiet cul-de-sac in Vermilion Hill, this custom Homes by Avi home gives you 1,933 sq. ft. above grade plus a finished 520 sq. ft. legal basement suite, with a layout that feels noticeably more considered than the usual spec-home formula.The main floor makes its entrance with soaring 10' ceilings, wide-plank luxury vinyl, and an open kitchen, dining and great room anchored by a FULL-HEIGHT TILED FIREPLACE FEATURE WALL. The kitchen is anything but basic: 50" upper cabinetry, quartz counters, a BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, chimney hood fan, pot-and-pan drawers, open shelving and under-cabinet lighting all bring a more tailored finish.Off the dining area, step onto a PRIVATE REAR DECK OVERLOOKING THE WALKOUT YARD. Upstairs, 9' ceilings continue the sense of scale. The bonus room gives you a true second living space, while the primary bedroom adds a VAULTED CEILING, PRIVATE 12' X 6' BALCONY, walk-in closet and 5-piece ensuite with SOAKER TUB, separate tiled shower and dual sinks. Two additional bedrooms, a full bath and upstairs laundry complete the level.Then there's the lower level. With its own exterior entry, kitchen, living area, bedroom, bathroom and laundry, the FINISHED LEGAL WALKOUT SUITE is a genuine self-contained living space--not simply a basement with a kitchenette added later. Its independent heating and ventilation system further separates it from the main residence.Outside, the cul-de-sac lot includes paved rear-lane access and DEDICATED REAR GRAVEL PARKING PAD, while the FRONT-ATTACHED DOUBLE GARAGE keeps everyday parking easy. Future-minded details include 200+ amp service and conduit for future solar installation.Custom where it counts, beautifully finished, and built with options most homes simp...

Living room/Dining room 11.67 Ft x 10.33 Ft
Kitchen 13.00 Ft x 7.67 Ft
Bedroom 9.83 Ft x 10.33 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Kitchen 14.67 Ft x 9.00 Ft
Other Measurements not available
Pantry Measurements not available
Primary Bedroom 14.00 Ft x 11.00 Ft
Other 12.00 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other Measurements not available

2pc Bathroom Measurements not available

Great room 14.67 Ft x 11.00 Ft

Other 12.33 Ft x 10.00 Ft

Other 12.00 Ft x 7.33 Ft

5pc Bathroom Measurements not available

Other Measurements not available

Bonus Room 12.00 Ft x 11.00 Ft

5pc Bathroom Measurements not available