



## 59 Versant Way Calgary Alberta

\$899,900

OPEN HOUSE - DECEMBER 14TH 1:00PM - 4:00PM - LET'S CALL THIS WHAT IT IS: THE CORNER LOT THAT MAKES EVERYTHING ELSE FEEL LIKE A COMPROMISE. Cornering a BRAND-NEW PARK (play structure, picnic tables, pathways, trees), front facing privacy with no driveway staring you down from across the street, and MOUNTAIN GLIMPSES IN THE DISTANCE--this is the southwest address that checks the "location" box before you've even turned the key. A block away, a stretch of natural greenspace and trees softens the horizon, giving the neighbourhood that just-finished-but-already-established feel. And did you notice? THE YARD IS ALREADY DONE (front to back, fully sodded), so weekends start at the park, not the garden centre. Inside, 2,585 SQ FT lands on the right side of "big enough" and "beautifully planned." Light, fresh, modern finishes keep the mood calm--warm wood-toned floors ground crisp lines and a clean palette that's both photo-ready and easy to live with. The kitchen means business: BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, QUARTZ THROUGHOUT, AND A PROPER WALK-THROUGH PANTRY so groceries move from garage entry to counter without the chaos. Eight-foot doors on the main add quiet presence; an electric fireplace anchors the great room without stealing square footage. A rare MAIN-FLOOR BEDROOM sits beside a FULL BATH with tile-and-glass shower--ideal for guests, in-laws, or a focused office that's not wedged into a landing. Upstairs, the BONUS ROOM keeps the second floor social while FOUR UPPER BEDROOMS keep it practical. The master bedroom shows off with a SOAKING TUB and matching window, DUAL VANITIES, a TILE-AND-GLASS SHOWER, and a LARGE WALK-IN CLOSET that actually behaves like one. Even the main bath gets a DUAL SINK VANITY, because mornings shouldn't be a negotiation. UPPER-FLOOR LAUNDRY keeps chores on the right level, and a tall stairwell window tunnels daylight where yo...

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

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Listing Presented By:



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**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