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30 Versant Path SW Calgary, Alberta

MLS # A2236718



\$731,800

| Division: | Alpine Park | | | | |
|-----------|------------------------|--------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey | | | | |
| Size: | 1,883 sq.ft. | Age: | 2025 (0 yrs old) | | |
| Beds: | 3 | Baths: | 2 full / 1 half | | |
| Garage: | Double Garage Detached | | | | |
| Lot Size: | 0.07 Acre | | | | |
| Lot Feat: | Garden | | | | |

| Heating: | Forced Air | Water: | - |
|-------------|-----------------------------------|------------|-----|
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Elliot model by Broadview Homes, located in the vibrant new community of Vermilion Hill! This 1,815 sq ft 2-storey home offers 3 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed open-concept layout perfect for modern living - front facing a greenspace. The main floor features a stylish kitchen, a bright dining area, and a cozy electric fireplace in the great room—ideal for relaxing or entertaining. Upstairs, enjoy the extra-large bonus room, perfect for a home office, media room, or play area. Situated on a desirable garden lot, the home includes a charming front porch and a double detached garage. High-quality standard finishes are included, and buyers have the exciting option to personalize interior selections to match their style.