

## 10 verity Landing SW Calgary, Alberta

**MLS # A2237130**



**\$838,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** none

Welcome to this beautifully designed detached home by Genesis Builders, located in the highly sought-after community of Alpine Park in Calgary SW. Built in 2024, this modern and elegant home offers over 2,457 sq ft of upgraded living space, featuring 4 spacious bedrooms, 3 full bathrooms upstairs, and 1 full bathroom on the main floor. The main level boasts an open-concept layout with large windows that flood the home with natural light, luxury vinyl plank flooring, and a cozy fireplace in the great room. The standout feature is the modern double kitchen setup—featuring a gourmet kitchen with quartz countertops, a gas range, stainless steel appliances, and a large centre island with bar seating—paired with a walk-through spice kitchen for added culinary convenience. A main floor flex room with a full bathroom provides the perfect space for guests, a home office, or a multigenerational living arrangement. Upstairs, you'll find four well-appointed bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 4-piece ensuite complete with dual vanities, a walk-in shower, and a private water closet. Bedrooms two and three share a full 4-piece bathroom, while the spacious bonus/family room and upper laundry room add extra functionality for everyday living. This home also features a separate side entrance to the unfinished basement, offering great potential for a future legal suite or expanded family living. The backyard includes a gas line hookup for BBQs, and the partially fenced yard backs onto open space with no direct neighbours behind, offering additional privacy. Highlighted features include: Dual Kitchens, Built in 2024, Separate Side Entrance, Bedroom on the Main, Tons of Upgrades, and Double Master Potential. Situated steps from Fish Creek Park with easy access to Bragg Creek, Kananaskis, and downtown Calgary, this

home is perfectly located near nature, amenities, and major commuter routes. Don't miss your chance to own this exceptional property—call today to book your private showing!