

**82 Versant Rise SW**  
**Calgary, Alberta**

**MLS # A2285100**



**\$769,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,068 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Sloped, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

IF YOU'VE BEEN SEARCHING FOR A MOVE-UP HOME THAT ACTUALLY FEELS WORTH IT, HERE IT IS. This Hemsworth model in Vermilion Hill delivers four bedrooms and three full baths — including a MAIN-FLOOR BEDROOM with a fully tiled shower that makes multi-generational living, long-term guests, or a private office feel completely natural. Now let's talk about the heart of the home — because it deserves your attention. The kitchen delivers exactly what a move-up should: a GAS COOKTOP, BUILT-IN WALL OVEN, and CHIMNEY HOOD FAN backed by tile to the ceiling, paired with tall cabinetry, pot drawers where they belong, and quartz surfaces that elevate everyday life. A WALKTHROUGH PANTRY connects directly to the mudroom and garage entry — keeping groceries, backpacks, and real-life mess moving quietly out of sight. Upstairs is where this home really opens up. The BONUS ROOM anchors the level, while the OPEN-TO-BELOW design looks over the two-storey great room and its FULL-HEIGHT FIREPLACE FEATURE WALL — a vertical moment that adds scale and drama you simply don't expect. The primary retreat delivers a true five-piece ensuite with DUAL SINKS, a DEEP SOAKER TUB, and a TILE-AND-GLASS SHOWER, flowing into a walk-in closet that connects directly to the laundry room (because someone was thinking about real life). And the secondary bedrooms? Both come with walk-in closets — no afterthoughts here. And then there's the SUNSHINE BASEMENT. Nine-foot foundation walls, large windows and a SEPARATE EXTERIOR ENTRY create light and space that's ready for whatever your next chapter looks like — extended family, future development, or the flexibility you've been craving. Vermilion Hill is one of

Calgary's newest southwest communities, defined by BIG-SKY VIEWS, cohesive architecture, and streetscapes designed to feel polished from the start. Wide boulevards, planned parks, and connected pathways create a neighbourhood that already feels established rather than pieced together, with QUICK ACCESS TO MAJOR ROUTES and everyday amenities. And its DARK SKY DESIGNATION preserves those clear, starlit evenings — a rare touch in a new Calgary neighbourhood. IMMEDIATE POSSESSION means no waiting — just a move-up home that makes you glad you did. Call your agent and BOOK A SHOWING, you'll thank me later. • PLEASE NOTE: Photos are of another spec home of the same model — fit & finish may differ. Interior selections & floorplans shown in photos.