

**55 Versant Way SW**  
**Calgary, Alberta**

**MLS # A2208041**



**\$869,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Alpine Park  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 2,569 sq.ft.   | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage      |               |                  |
| <b>Lot Size:</b> | 0.08 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot, 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>   | Separate/Exterior Entry, Full, Unfinished                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Some homes just feel right the moment you walk in—and 55 Versant Way SW is absolutely one of them. This is the kind of space that makes you imagine family dinners that turn into board game nights, the smell of pancakes on a Sunday morning, and kids racing up the stairs to call dibs on the best bedroom. With over 2,500 sq ft, five true bedrooms, and a layout that actually understands how families live, this Lincoln model from Homes by Avi is the kind of move-up home that's hard to come by in Calgary's southwest. There's a full bedroom and bathroom on the main floor (perfect for guests, in-laws, or a tucked-away office), and a gorgeous open-concept kitchen with a gas cooktop, wall oven, quartz counters, and a pantry you'll actually use. Upstairs, you'll find four more bedrooms, a bonus room that's made for movie nights, and laundry exactly where you need it—because running up and down stairs with a basket is no one's idea of a good time. This home sits on a quiet street just steps from future green space, including a planned community park—an ideal backdrop for morning strolls, playground adventures, and evening catch-ups with neighbours. Add in the charming front porch, rear deck, and side entry with potential for future development, and you've got a home that grows with your family. And then there's the setting. Vermilion Hill already feels like Calgary's best-kept secret—surrounded by rolling hills, big sky views, and access to nature that's just minutes from your front door. But the real magic is what's still to come. Picture your kids walking to future schools, riding their bikes through a network of community pathways, and growing up in a neighbourhood that's been planned with families in mind. This is the kind of place you move into

knowing it's only going to get better. Possession is scheduled for Fall 2025, which means there's still time to plan your next chapter—and trust me, this is one worth waiting for. PLEASE NOTE: Photos are of a finished Showhome of the same model — fit and finish may differ on finished spec home. Floorplans shown in photos.