

85 Versant Pointe SW
Calgary, Alberta

MLS # A2201250



\$1,066,154

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,535 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to The Pierce 2, where elegance meets versatility. Designed for multigenerational living, this home features a rough-in for a 2-bedroom basement with a side entrance and 9' basement ceilings. The triple garage provides ample space for your vehicles. Inside, the executive kitchen dazzles with built-in stainless steel appliances, a gas cooktop, a waterfall-edge island, and a peninsula with pendant lighting. The walk-in pantry offers great storage. The main floor includes a bedroom and full bath with a walk-in shower. The great room, complete with a gas fireplace and mantle, is perfect for relaxing. Upstairs, enjoy two primary bedrooms, each with a private ensuite, plus a Jack-and-Jill bath for the other bedrooms. The main bedroom features a luxurious 5-piece ensuite with a tiled shower. Vaulted ceilings, additional windows, and a rear deck with BBQ gasline complete this exceptional home. Photos are representative.