

# \$949,900 - 149 Versant Rise Sw, Calgary

MLS® #A2211787

**\$949,900**

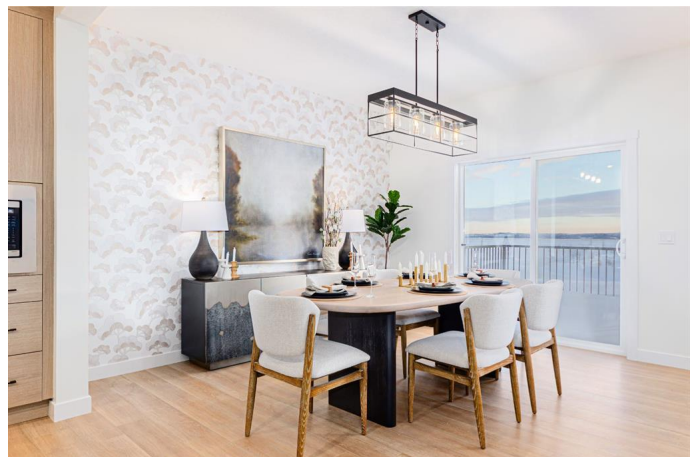
4 Bedroom, 2.00 Bathroom, 2,371 sqft  
Residential on 0.08 Acres

Alpine Park, Calgary, Alberta

Welcome to 149 Versant Rise SW in the scenic new community of Vermilion Hill—where thoughtful design meets luxury finishes in this 2,371 sq ft Mateo model by Genesis Homes. Sitting on a walkout lot with Fall 2025 possession, this 4-bedroom, 3-bathroom home offers a fully upgraded interior including a two-storey great room with open-to-above ceilings and an electric fireplace, a main floor bedroom and full bath ideal for guests or multigenerational living, and a chef-inspired kitchen featuring a gas cooktop, built-in oven and microwave, elegant white quartz counters, a Blanco Silgranit Café sink, and a fully outfitted spice kitchen. The upper floor hosts a spacious bonus room, laundry room, and a tray-ceiling primary suite with a luxurious ensuite and walk-in closet. Finishes include shaker-style cabinets in Chantilly Lace, champagne bronze fixtures, wide-plank LVP and LVT flooring, a stylish Petal Grey tiled fireplace surround, stained railings with knuckle spindles, and designer lighting throughout. The home also includes a 12'™x10'™ rear deck with BBQ gas line, legal suite rough-ins, and a 9'™ basement ceiling. This home blends functionality and modern farmhouse charm in one of Calgary's most exciting new southwest neighborhoods.

Built in 2025

## Essential Information



MLS® #	A2211787
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,371
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	149 Versant Rise Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0X 0X0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Closet Organizers
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	113
Zoning	R-G

### **Listing Details**

Listing Office	eXp Realty
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