

# \$1,024,000 - 85 Versant Pointe Sw, Calgary

MLS® #A2201250

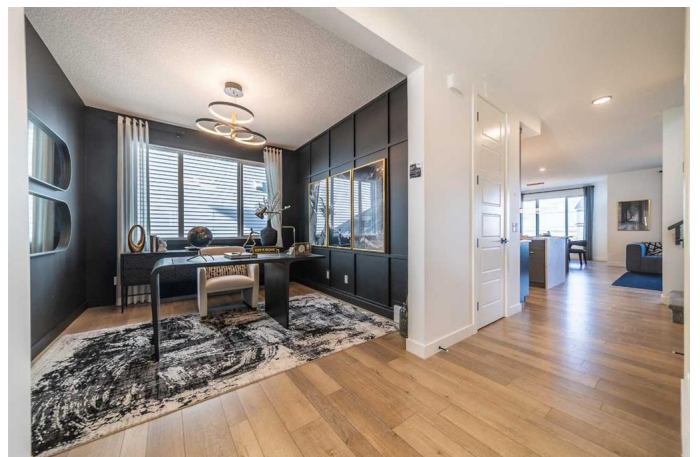
**\$1,024,000**

5 Bedroom, 4.00 Bathroom, 2,535 sqft

Residential on 0.11 Acres

Alpine Park, Calgary, Alberta

Welcome to The Pierce 2, where elegance meets versatility. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can offer up to may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full suite of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa touchscreen hub. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins â€”perfect for future development. 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. 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. Plus, your move will be stress-free with a concierge service provided by Sterling Homes Calgary that Photos are a representative.

Built in 2024

**Essential Information**

MLS® #	A2201250
Price	\$1,024,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,535
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	85 Versant Pointe Sw
Subdivision	Alpine Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0X1

**Amenities**

Amenities	None
Parking Spaces	5
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Smart Home, Tankless Hot Water
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Built-In Oven, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative, Mantle
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	99
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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