

# \$1,045,154 - 85 Versant Pointe Sw, Calgary

MLS® #A2201250

**\$1,045,154**

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. This home features 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.

Built in 2024

## Essential Information

MLS® #	A2201250
Price	\$1,045,154
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, Smart Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

## **Additional Information**

Date Listed	March 14th, 2025
Days on Market	41
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Bode Platform Inc.

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