

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

MLS® #A2201250

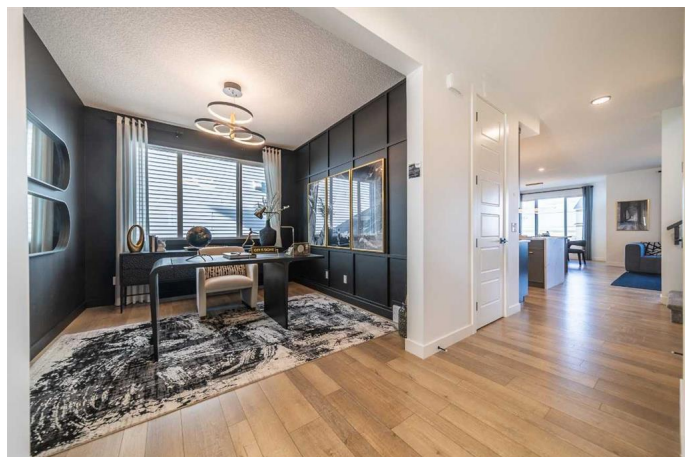
\$1,024,000

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, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Pantry, Soaking Tub
Appliances	Dishwasher, Microwave, Refrigerator, Built-In Oven, Gas Cooktop, Range Hood, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Decorative
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	95
Zoning	TBD
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.