# **\$819,400 - 58 Versant Rise Sw, Calgary**

MLS® #A2256430

## \$819,400

4 Bedroom, 3.00 Bathroom, 2,227 sqft Residential on 0.08 Acres

NONE, Calgary, Alberta

Welcome to the Bennett – a thoughtfully designed home combining luxury, comfort, and functionality. 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. Energy efficient and smart home features, plus moving concierge services included in each home.

This beautifully upgraded home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, quartz waterfall island, Silgranit sink, and under-cabinet lighting. Thoughtful details include a flex room, electric fireplace and custom lockers in the mudroom. The sunshine basement offers a bright and inviting space, complete with an oversized window that fills the room with natural light. 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. Upstairs offers a vaulted bonus room, a luxurious ensuite with tiled shower walls and drawer banks, plus tile in the main bath and laundry. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring a full range 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. Photos are representative.

#### Built in 2024

#### **Essential Information**

MLS® # A2256430 Price \$819,400

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,227 Acres 0.08 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 58 Versant Rise Sw

Subdivision NONE
City Calgary
County Calgary
Province Alberta
Postal Code T2Y0Z2

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Pantry, Smart

Home, Tankless Hot Water, Walk-In Closet(s)

Appliances Dishwasher, Gas Cooktop, Gas Range, Microwave, Refrigerator

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 48

Zoning R-G

HOA Fees 250

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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