

\$874,575 - 77 Versant Point Sw, Calgary

MLS® #A2253741

\$874,575

4 Bedroom, 3.00 Bathroom, 2,463 sqft

Single Family on 0.09 Acres

Alpine Park, Calgary, Alberta

Welcome to the Pierce “where thoughtful design meets everyday comfort. 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 home features a main floor flex room and a mudroom with bench, coat racks, and cubbies for added functionality. The executive kitchen includes built-in stainless steel appliances, gas cooktop, peninsula layout, and a walk-through pantry. The great room offers a cozy electric fireplace with mantle and access to the rear deck. Upstairs, enjoy a vaulted bonus room, tile flooring in wet areas, dual sinks in the main bath, and a 5-piece ensuite with standalone tub and walk-in shower. Large windows throughout bring in beautiful natural light. 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 may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it’s™s designed for sustainable, future-forward living. Featuring a full package of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. Photos are representative.



Built in 2024

Essential Information

Listing #	A2253741
Price	\$874,575
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,463
Acres	0.09
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	77 Versant Point Sw
Subdivision	Alpine Park
City	Calgary
Province	Alberta
Postal Code	T2Y0Z5

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan, Water Heater - Tankless
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stone
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Bode Platform Inc.



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