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149 Versant Rise SW
Calgary, Alberta

MLS # A2211787

$949,900

Division:	Alpine Park
Type:	Residential/House
Style:	2 Storey

Size:	2,371 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	2

Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished, Walk-Out To Grade	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to 149 Versant Rise SW in the scenic new community of Vermilion Hill—where thoughtful design meets luxury finishes in this 2,371 sq ft Mateo model by Genesis Homes. Sitting on a walkout lot with Fall 2025 possession, this 4-bedroom, 3-bathroom home offers a fully upgraded interior including a two-storey great room with open-to-above ceilings and an electric fireplace, a main floor bedroom and full bath ideal for guests or multigenerational living, and a chef-inspired kitchen featuring a gas cooktop, built-in oven and microwave, elegant white quartz counters, a Blanco Silgranit Café sink, and a fully outfitted spice kitchen. The upper floor hosts a spacious bonus room, laundry room, and a tray-ceiling primary suite with a luxurious ensuite and walk-in closet. Finishes include shaker-style cabinets in Chantilly Lace, champagne bronze fixtures, wide-plank LVP and LVT flooring, a stylish Petal Grey tiled fireplace surround, stained railings with knuckle spindles, and designer lighting throughout. The home also includes a 12’x10’ rear deck with BBQ gas line, legal suite rough-ins, and a 9’ basement ceiling. This home blends functionality and modern farmhouse charm in one of Calgary’s most exciting new southwest neighborhoods.