



**DJ Golden**  
**REAL ESTATE**

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**91 VERSANT Way SW**  
**Calgary, Alberta**

**MLS # A2209456**



**\$929,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,242 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Built by Genesis Homes in the vibrant new southwest community of Vermilion Hill, this 7-bedroom, 4-bathroom home at 91 Versant Way SW is a rare opportunity offering over 2,900 sq ft of total living space including a fully legal 2-bedroom basement suite with separate side entry. Currently at foundation stage and slated for completion in mid-September, this home comes with no customization options available and all finishings are locked in. The showhome at 818 Bluerock Way SW must be visited to view selections and submit offers. Designed for multi-generational living or added rental income, the home features a main floor bedroom with a full bath, and a legal suite with 9' ceilings, full kitchen rough-ins, and separate laundry. Inside, you'll find quartz countertops throughout, a Samsung built-in kitchen package with gas cooktop, wall oven, chimney hood fan, and microwave, along with a 50" electric linear fireplace and metal spindle stained railing throughout. Tech-savvy buyers will love the full Smart Home package, including an EV charger, Ring video doorbell, touchscreen front lock, wifi-enabled garage, Ecobee thermostats, Amazon Echo integration, Lutron smart dimmers, and window/door sensors. Situated on a south-facing pie lot, the backyard gets optimal sun and backs onto green space, while the front of the home looks directly onto a park. The exterior will be finished in James Hardie Navajo Beige, giving the home timeless curb appeal in a community that offers future access to extensive green spaces, pathways, and close proximity to Fish Creek Park and major city routes.