

**10 verity Landing SW**  
**Calgary, Alberta**

**MLS # A2193204**



**\$849,000**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,457 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** none

Welcome to a beautifully designed detached home by Genesis Builders in the sought-after community of Alpine Park, Calgary SW. Built in 2024, this modern property offers over 2,457 sq ft of elegant living space, featuring 4 bedrooms, 3 full bathrooms upstairs plus 1 full bathroom on main. Modern Double Kitchen: The main gourmet kitchen boasts quartz counter tops, top-of-the-line stainless steel appliances, a gas range, and a spacious centre island with bar stool seating. A walk-through spice kitchen adds extra functionalities for all your culinary needs. This home is packed with high-end upgrades, including luxury vinyl plank flooring, plush carpet, large windows, and quartz countertops in both the kitchen and bathrooms. The open-concept main floor features large windows that flood the space with natural light and a cozy fireplace in the great room. The main floor flex room offers versatility, perfect as a home office or guest bedroom, and is complemented by a full bathroom for added convenience. Upstairs, you'll find 4 generously sized bedrooms, including an expansive primary suite with a walk-in closet and a luxurious 4-piece en suite featuring dual vanities, a walk-in shower, and private water closet. Bedrooms 2 and 3 share a 4-piece bathroom with a tub/shower combo. A spacious family/bonus room and a dedicated laundry room with additional storage complete this level. The side entrance leads to an unfinished basement, offering endless possibilities for a future legal suite or additional family living space. Enjoy summer BBQs with the gas line hookup in the backyard, or simply relax in the partially fenced yard with no neighbours directly behind, offering added privacy. Located in the vibrant community of Alpine Park, you're just steps from Fish Creek Park with stunning Rocky Mountain views. Enjoy quick access to Bragg Creek and Kananaskis

for outdoor adventures, and benefit from a short commute to downtown Calgary, Costco, and other major amenities. If you've been searching for the perfect home, this is the one!! Call today to book your private tour.