

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

MLS® #A2253741

\$874,575

4 Bedroom, 3.00 Bathroom, 2,463 sqft

Residential 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

MLS® #	A2253741
Price	\$874,575
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,463
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	43
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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