

\$898,600 - 137 Versant Rise Sw, Calgary

MLS® #A2256009

\$898,600

7 Bedroom, 4.00 Bathroom, 2,327 sqft

Residential on 0.08 Acres

NONE, Calgary, Alberta

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.

Stunning home with executive kitchen featuring quartz waterfall island, gas cooktop, chimney hood fan, tile backsplash, built-in stainless appliances, and walk-in pantry. Enjoy a walkout lot with full-width rear deck, concrete patio, and two bedrooms on the lower level. Main floor offers a bedroom and full bath with walk-in shower. Extended double garage, gas fireplace, maple railing with iron spindles, and added windows complete this exceptional property.

The fully developed basement of this home features additional living space with two bedrooms, including full bathroom, 9' ceilings and convenient side entrance. 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, itâ€™s designed for sustainable, future-forward living. Featuring a full array of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all seamlessly controlled via an Amazon Alexa



touchscreen hub. Photos are representative.

Built in 2024

Essential Information

MLS® #	A2256009
Price	\$898,600
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,327
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Versant Rise Sw
Subdivision	NONE
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0Z1

Amenities

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

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Gas Cooktop, Gas Range, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None

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

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	56
Zoning	R-G
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.