

# \$819,400 - 58 Versant Rise Sw, Calgary

MLS® #A2256430

## \$819,400

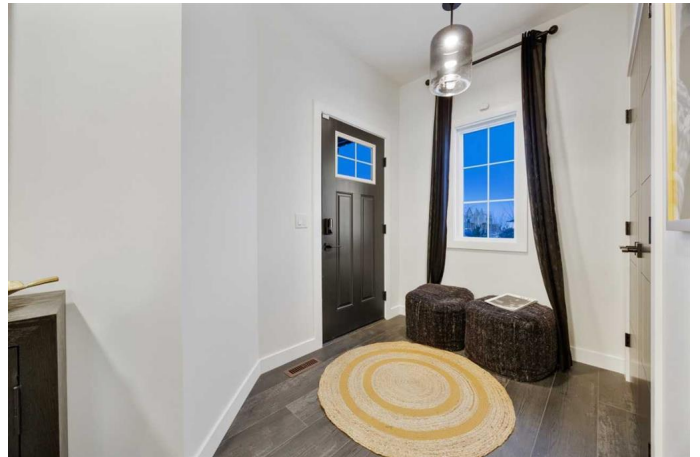
4 Bedroom, 3.00 Bathroom, 2,227 sqft  
Residential on 0.08 Acres

NONE, Calgary, Alberta

Welcome to the Bennett — a thoughtfully designed home combining luxury, comfort, and functionality. 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 beautifully upgraded home features an executive kitchen with built-in stainless-steel appliances, a gas cooktop, quartz waterfall island, Silgranit sink, and under-cabinet lighting. Thoughtful details include a flex room, electric fireplace and custom lockers in the mudroom. The sunshine basement offers a bright and inviting space, complete with an oversized window that fills the room with natural light. The undeveloped basement of this home features 9' ceilings, a convenient side entrance, 2nd furnace, laundry and kitchen rough-ins — perfect for future development. Upstairs offers a vaulted bonus room, a luxurious ensuite with tiled shower walls and drawer banks, plus tile in the main bath and laundry. 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, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.

Featuring a full range 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® #         | A2256430    |
| Price          | \$819,400   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,227       |
| Acres          | 0.08        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 58 Versant Rise Sw |
| Subdivision | NONE               |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Y0Z2             |

Amenities

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

Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Pantry, Smart |
|-------------------|---------------------------------------------------------------|

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
|                 | Home, Tankless Hot Water, Walk-In Closet(s)                 |
| Appliances      | Dishwasher, Gas Cooktop, Gas Range, Microwave, Refrigerator |
| Heating         | Forced Air, Natural Gas                                     |
| Cooling         | None                                                        |
| Fireplace       | Yes                                                         |
| # of Fireplaces | 1                                                           |
| Fireplaces      | Decorative, Electric                                        |
| Has Basement    | Yes                                                         |
| Basement        | Full, Unfinished                                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Yard                             |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | R-G                  |
| HOA Fees       | 250                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

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