



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 VARBAY Place, Calgary T3A 0C8**

MLS®#: **A2118172**

Area: **Varsity**

Listing Date: **03/27/24**

List Price: **\$1,838,500**

Status: **Active**

County: **Calgary**

Change: **-\$58k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information

Lot Sz Ar: **9,687 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,531**

Low Sqft:

Ttl Sqft: **1,531**

DOM

**53**

Layout

Beds: **5 (2 3 )**

Baths: **3.0 (3 0)**

Style: **Bi-Level**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Few Trees,Front Yard,No Neighbours  
Behind,Landscaped,Level,Pie Shaped Lot  
Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Flat Torch Membrane,Flat,Shake**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Rain Gutters**

Construction: **Cement Fiber Board,Concrete,See  
Remarks,Stone,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Microwave,Range Hood**  
Int Feat: **Beamed Ceilings,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage,Vaulted  
Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

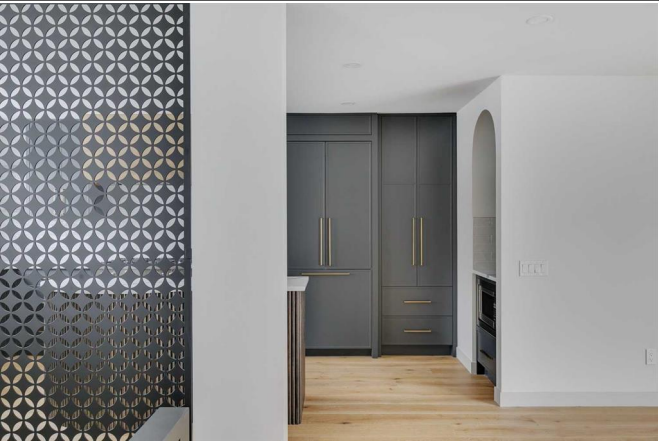
Room Information

Room	Level	Dimensions
Kitchen	Main	16`8" x 10`9"
Living/Dining Room Combination	Main	23`4" x 13`1"
Mud Room	Main	9`8" x 9`2"
Bedroom	Main	10`2" x 9`4"
Bedroom	Lower	12`7" x 8`7"
Bedroom	Lower	11`5" x 10`2"
Laundry	Lower	12`9" x 7`0"
Other	Lower	5`0" x 3`0"

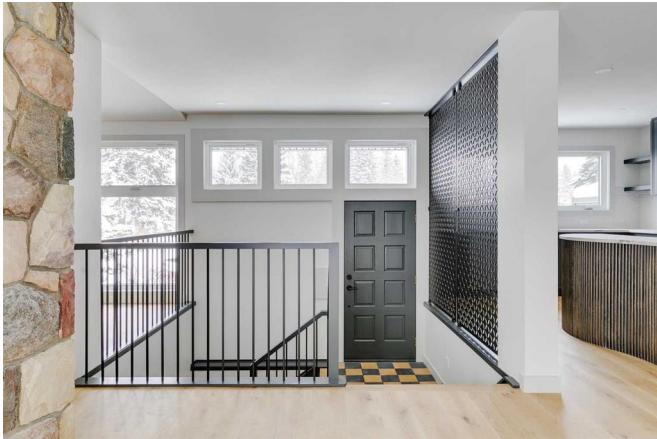
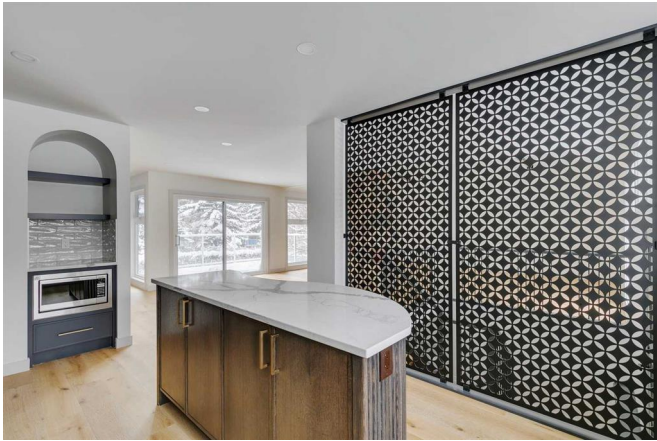
Room	Level	Dimensions
Breakfast Nook	Main	14`4" x 12`8"
Foyer	Main	5`10" x 3`10"
Bedroom - Primary	Main	13`7" x 12`1"
Bedroom	Lower	11`3" x 8`7"
Play Room	Lower	18`5" x 8`1"
Game Room	Lower	21`8" x 12`9"
Cold Room/Cellar	Lower	10`0" x 3`4"
3pc Bathroom	Lower	8`11" x 4`8"

4pc Bathroom	Main	9`8" x 4`11"	4pc Ensuite bath	Main	9`10" x 9`4"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		RC-1			
Legal Desc:		5224JK		Remarks	
Pub Rmks:		<p>Award winning builder Laratta Homes, purveyor of some of Alberta’s most spectacular homes, discovered an architectural gem originally designed by the renowned, forward focused firm of Bissell and Holman in Varsity of NW Calgary. In collaboration with McDowell Design, Laratta Homes has preserved and transformed this mid-century modern classic into a functional and timeless home to suit your contemporary lifestyle. Perched on a large 9,687 sqft (.22 ac) lot with a SW facing back yard in a quiet cul de sac, backing onto the community’s expansive tree lined walking paths and within walking distance of the University District. The design forward floor plan includes 3,000 sqft of total living space and features nine large windows above ground that shed light into the lower level fully integrating the upper and lower living spaces. Our creative design and build teams fashioned an open and light filled living concept, a meld of rustic structures and contemporary interior design features. The flat roof architecture is combined with a vaulted open beamed ceiling that houses two stone fireplaces, five bedrooms (or four plus a home office), three full baths , dining and living room spaces and an oversized double front drive attached garage with driveway combine parking for six vehicles. The new custom-built open concept Kitchen features a see-through metal art wall and a curved and reeded oak island along with a Bertazoni gas range, fully integrated Dacor fridge with freezer, stainless steel Dishwasher, microwave and concealed under cabinet lighting and coffee and beverage bars conveniently placed for entertaining. White oak planked and Italian tile flooring are found throughout the main floor. Quartz counters over custom-built cabinets throughout. The fully renovated lower level boasts a rec room, games area, wet bar, cold room, mechanical room and light filled Laundry room. The “to the studs and plywood” renovation includes: Engineer specified steal and laminated structural beams and exterior envelope construction specifications; new torched on flat roof; new and updated cedar shakes on sloped roofs; new metal clad vinyl windows with wide brickmolds; new Hardie lap and board and batten siding, soffit, eaves and garage door; new electrical wiring and panel; EV power outlet in garage; new two zoned controlled forced-air furnaces with AC line set; new plumbing throughout; Natural gas BBQ line to rear wood deck and gas starter to wood burning fireplaces; engineered insulation and envelope specifications including : spray-foam insulation in flat and vaulted ceilings, new wall batt insulation and new blown ceiling insulation; new vapor barrier; new wall and ceiling boarding; new lighting with dimmer controlled pots; and all new plumbing fixtures. Nestled in Varsity, an amenity rich community coveted for close to the U of C, Alberta Children’s and Foothills Hospitals, Chartered French school, Edworthy Park, Community linear parks, easy access to Mountains.</p>			
Inclusions:		None			
Property Listed By:		Sotheby's International Realty Canada			

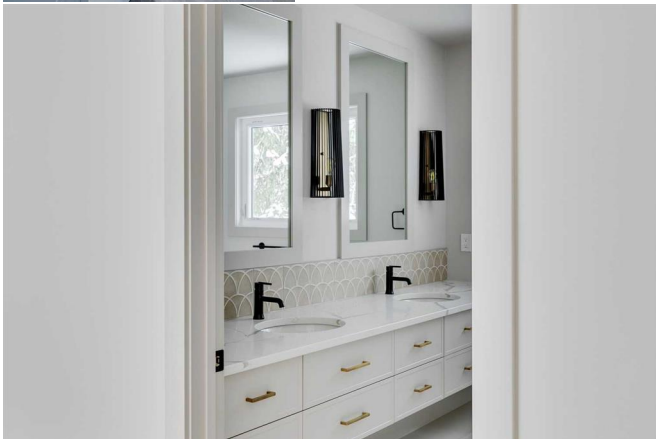
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



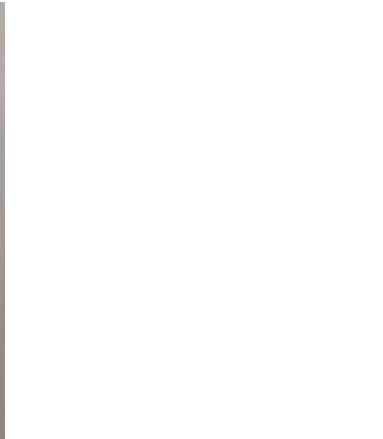
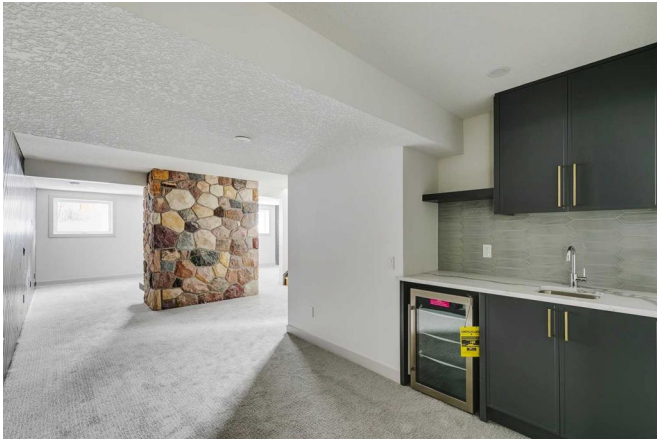
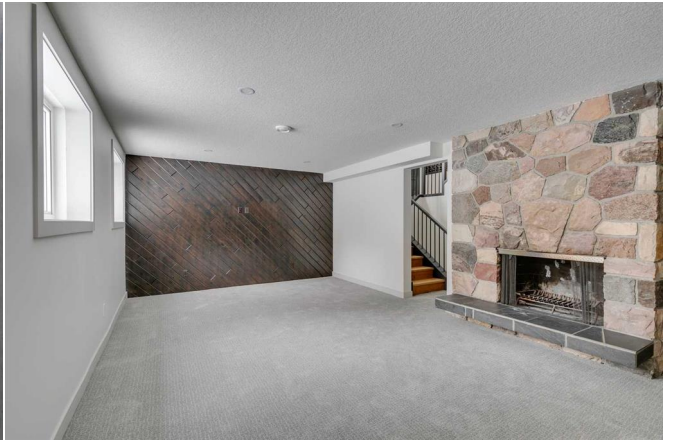
















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