



THE
A-TEAM

**RE/MAX
FIRST**

3356 VARNA Crescent, Calgary T3A 0E6

MLS® #: **A2119826**

Area: **Varsity**

Listing Date: **04/04/24**

List Price: **\$1,600,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **12,389 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,695**
Low Sqft:
Ttl Sqft: **1,695**

DOM

45

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Irregular Lot,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Other**

Construction: **Brick,Cedar**
Flooring: **Ceramic Tile,Hardwood,Slate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Central Vacuum,Crown Molding,Granite Counters,Kitchen Island,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 14`9"
Kitchen	Main	12`4" x 11`8"
Bedroom - Primary	Main	14`0" x 12`10"
Bedroom	Main	13`11" x 10`0"
Bedroom	Lower	14`1" x 10`9"
Office	Main	14`9" x 9`8"
3pc Bathroom	Lower	

Room	Level	Dimensions
Dining Room	Main	11`0" x 10`8"
Family Room	Lower	16`9" x 16`10"
Bedroom	Main	11`0" x 10`6"
Bedroom	Lower	13`4" x 9`11"
Laundry	Lower	11`2" x 9`1"
Storage	Lower	14`3" x 13`2"
4pc Bathroom	Main	

4pc Ensuite bath		Main	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	Zoning: R-C1 5895JK		Remarks
Pub Rmks:	<p>Nestled amidst the picturesque neighborhood of Varsity, this charming, extensively updated bungalow is a sanctuary of comfort and character situated on a massive lot with the backyard boasting a width of 110 feet! From its inviting facade to its meticulously designed interiors, every corner exudes warmth and elegance. Stepping inside you are greeted with large windows that span across the front and back of the home, illuminating the living room space and highlighting the intricate ceiling detailing. A gas fireplace with a stone surround and mantle adds a cozy ambiance, inviting relaxation. Flowing from the living room is a great sized den, perfect for a home office, music room or extra storage space, providing versatility to suit various lifestyle needs. The kitchen awaits with stainless steel appliances glistening against the backdrop of granite countertops. A chef's delight, the kitchen boasts a gas range stove and an island with breakfast bar seating. With access to a screened-in deck and a secondary sun deck overlooking the sprawling yard, the massive lot beckons with its fully fenced yard, boasting impeccable landscaping and a lush grass area. Whether hosting gatherings, playing with pets, or simply enjoying the tranquility of nature, the backyard provides endless possibilities for leisure and relaxation. Adjacent to the kitchen, the eating nook beckons with its open and bright ambiance, seamlessly connecting to the living room. Retreat to the primary bedroom where light beams in through the large window overlooking the front yard while double closets offer ample storage space. A serene 4-piece ensuite awaits, featuring a dual vanity with quartz countertops and a standalone shower. Two great sized bedrooms and an additional 4pc bathroom complete this main floor. Descending to the lower level, the basement extends the living space with a large family room with wine fridge and bar area. Additionally a versatile den that can serve as an office or additional bedroom and a spacious bedroom for guests or family members along with a 3pc bathroom completes this wing of the lower level. Convenience meets functionality in the laundry area, boasting ample cabinetry, a counter above the appliances, and a sink for added utility. Loads of storage space ensures organizational ease, while a good-sized fitness room caters to active lifestyles. The garage is a wonder, featuring epoxy flooring and custom-built shelving. With access to the backyard and adjacent shed through a convenient man door. Additional features include air conditioning, water softener, central vacuum system and newly installed irrigation equipment. Exuding charm and character at every turn, this lovingly cared for bungalow offers a lifestyle of comfort, convenience, and timeless elegance.</p>		
Inclusions: Property Listed By:	Ice maker in refrigerator (as-is), Built-in shelving in garage, Gas heater in garage, Shelving in storage room, Gas heater on deck, Shed RE/MAX First		

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













