



THE
A-TEAM

**RE/MAX
FIRST**

5035 VANSTONE Crescent, Calgary T3A 0V8

MLS®#: **A2138120**

Area: **Varsity**

Listing Date: **06/07/24**

List Price: **\$1,099,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1966**

Lot Information

Lot Sz Ar: **7,201 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

23
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`7" x 4`11"
Bedroom	Main	13`0" x 9`6"
Kitchen	Main	13`5" x 12`9"
Mud Room	Main	9`8" x 5`2"
4pc Bathroom	Basement	8`4" x 8`8"
Laundry	Basement	8`6" x 11`4"
Game Room	Basement	12`3" x 26`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`2" x 8`3"
Dining Room	Main	13`5" x 9`5"
Living Room	Main	13`0" x 18`3"
Bedroom - Primary	Main	13`0" x 12`9"
Bedroom	Basement	12`5" x 15`5"
Bedroom - Primary	Basement	12`2" x 19`6"
Storage	Basement	8`5" x 5`11"

Furnace/Utility Room

Basement

3`8" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

3834JK

Remarks

Pub Rmks: **Welcome to 5035 Vanstone Crescent NW, a stunning bungalow nestled in the serene neighbourhood of Varsity. This unique home is a masterpiece of design and luxury, having undergone a complete meticulous renovation that redefines elegance. As you step inside, you're greeted by an architectural marvel that seamlessly blends classic aesthetics with contemporary sophistication. The home features exquisite white oak hardwood flooring throughout, enhancing the open floor plan. Large windows flood the space with natural light, highlighting the elegant design elements and creating a warm, inviting atmosphere. The well-equipped kitchen is a culinary enthusiast's dream with a center island offering ample space to craft your favourite recipes while remaining connected to the main living area. Relax in the living room near the fireplace, or gather around the dining room table to share food and stories with friends and family. This home boasts two bedrooms on the main level, including a primary retreat with a beautifully designed ensuite bath. An additional full bath upstairs complements the second bedroom. Downstairs, you'll find a spacious family room with a bar, perfect for movie nights, two more large bedrooms and a 4 piece bathroom. The gentle curves integrated throughout the design create a warm and soft atmosphere that you will innately notice. Located in the ideal Varsity neighborhood, this home offers tranquility while providing easy access to parks, amenities, the Rocky Mountains, the Foothills Hospital, the Children's Hospital, and the University of Calgary. The large, private lot is perfect for relaxation or entertaining, further enhancing the indoor-outdoor living experience. Discover the perfect blend of luxury and comfort at 5035 Vanstone Crescent NW.**

Inclusions:
Property Listed By: **N/A
RE/MAX First**

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











