

232 VARSITY Crescent, Calgary T3B 2Z6

MLS®#: A2142206 Area: Varsity Listing 06/19/24 List Price: **\$1,198,000**

Status: Active Calgary County: Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached

City/Town: Year Built: 1972

Lot Information Lot Sz Ar:

Lot Shape:

Residential

Calgary Finished Floor Area Abv Saft:

Low Sqft:

9,526 sqft Ttl Sqft:

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

13

Ttl Park: 6 2 Garage Sz:

5 (41)

3.5 (3 1)

2 Storey

Access:

Lot Feat: Park Feat:

Back Yard, Front Yard, Garden, Landscaped, Underground Sprinklers, Rectangular Lot **Double Garage Attached, Garage Faces Front, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: BBQ gas line, Garden, Private Yard, Storage Construction:

Brick, Metal Siding , Wood Frame

Flooring:

Carpet, Ceramic Tile, Cork, Hardwood, Linoleum

2,083

2,083

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Convection Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings Int Feat: Bookcases, Built-in Features, Central Vacuum, Granite Counters, Low Flow Plumbing Fixtures, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		4pc Bathroom	Upper	
3pc Bathroom	Basement		3pc Ensuite bath	Upper	
Living Room	Main	19`4" x 13`6"	Dining Room	Main	12`5" x 9`8"
Kitchen	Main	12`11" x 11`7"	Nook	Main	9`6" x 8`8"
Family Room	Main	11`7" x 11`5"	Laundry	Main	14`10" x 9`6"
Bedroom - Primary	Upper	15`4" x 12`0"	Bedroom	Upper	12`6" x 9`1"
Bedroom	Upper	16`4" x 9`0"	Bedroom	Upper	15`3" x 9`3"

Game Room Basement 32`3" x 29`4" Bedroom Basement 13`0" x 10`9"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: 557LK

Remarks

Pub Rmks:

The perfect home for your family in this beautifully upgraded two storey nestled on this quiet crescent in one of the most exclusive areas of Varsity Estates. This wonderful 5 bedroom home offers walnut floors, maple woodwork & doors, 2 fireplaces & extensive improvements including roof, tankless water system, windows & wiring. Wonderful family-oriented floorplan featuring inviting living room with West-facing bow window, which is open to the formal dining room making entertaining a breeze. The gorgeous maple kitchen has custom cabinetry with soft-close drawers & doors, granite countertops & backsplash, imported "Lazy Susan" & upgraded appliances including Miele dishwasher, built-in convection oven & cooktop stove. The sun-drenched family room has a wood-burning fireplace accented by built-in cabinets, & from the dining nook are garden doors leading out onto the backyard deck. Upstairs there are 4 lovely bedrooms & 2 full baths; the private owners' retreat enjoys a built-in wardrobe & the ensuite - renovated in 2020-2021, has an oversized walk-in shower & quartz-topped vanity. The renovated family bath has quartz counters & floor-to-ceiling tile surround, separate soaker tub & shower. The lower level - with cork floors, is finished with a 5th bedroom with loads of storage, full bath with walk-in shower & smashing rec room area with wall-to-wall cabinets, granite-topped wet bar, built-in desk & remote-controlled fireplace with granite-surround. Main floor also has a fantastic laundry/mudroom complete with built-in cabinets, sink & Electrolux washer/Kenmore dryer. Both the roof (Meerkat Roofing) & the Nortiz on-demand tankless water system were done in 2018. Additional features & extras: Hunter Douglas blinds & built-in ceiling speakers, irrigation system, closet organizers, low-flow/dual-flush toilets, 2 furnaces, heat recovery ventilation & Control4 automation/networking system. Walking distance to the Bowmont Park & off-leash area with the winding Bow River Pathway system overlooking the river, & only minutes

Inclusions:

Storage shed, alarm system hardware, wall-mounted TV in master bedroom, wardrobe in upstairs bedroom, backyard BBQ & firepit, all Control4 automation/network equipment, desk in rec room

Property Listed By:

Royal LePage Benchmark

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























