



THE
A-TEAM

**RE/MAX
FIRST**

3343 VARNA Crescent, Calgary T3A 0E4

MLS® #: **A2142369** Area: **Varsity** Listing Date: **06/26/24** List Price: **\$3,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **17,133 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,398**
 Low Sqft:
 Ttl Sqft: **3,398**

DOM

82
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Underground Sprinklers,Pie Shaped Lot**

Park Feat:

220 Volt Wiring,Concrete Driveway,Garage Door Opener,Insulated,Triple Garage Attached

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Aluminum Siding ,Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Gas Range,Range Hood,Washer,Water Purifier,Wine Refrigerator**

Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	15`1" x 10`4"	Dining Room	Main	18`8" x 10`8"
Living Room	Main	23`4" x 18`6"	Kitchen	Main	21`7" x 15`7"
2pc Bathroom	Main	5`3" x 6`7"	Office	Main	14`0" x 11`1"
Bedroom - Primary	Second	14`0" x 13`7"	6pc Ensuite bath	Second	16`7" x 10`11"

Laundry	Second	8`2" x 8`11"	Walk-In Closet	Second	14`7" x 15`6"
Bedroom	Second	12`6" x 14`5"	Bedroom	Second	11`11" x 11`9"
3pc Bathroom	Second	5`3" x 10`0"	Bedroom	Basement	19`8" x 19`4"
Bedroom	Basement	15`5" x 9`10"	Game Room	Basement	21`10" x 28`8"
Exercise Room	Basement	14`3" x 14`0"	Furnace/Utility Room	Basement	10`6" x 12`4"
Storage	Basement	9`1" x 5`10"	4pc Bathroom	Basement	14`1" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **5895JK**

Remarks

Pub Rmks: **Welcome home to "The Luna"—an architectural masterpiece crafted by award-winning Ashton Luxury Living, perched on the exclusive ridge in Varsity. This prestigious neighbourhood offers some of the best views in Calgary, with nearly every room showcasing the picturesque Rocky Mountains and Bow River. Spanning over 5,200 sq/ft of living space on a generous third-acre lot, every inch of "The Luna" has been thoughtfully designed to be timeless. With 5 bedrooms, 4 bathrooms, a home office, a gym, and a functional layout, this home is ideal for a family to enjoy! The exterior showcases the distinctive design and expert craftsmanship for which Ashton Luxury Living is celebrated. Beyond the spacious three-car garage, the residence makes a striking first impression with its grand pillars, unique shapes, and expansive windows. The first steps into the grand foyer further demonstrate that this home is unique in its beauty, as the clear sightlines present the stunning Rocky Mountains and Bow River. The main floor offers 10-foot ceilings and white oak hardwood flooring, making it perfect for hosting, as guests can flow seamlessly between the kitchen, dining area, and living room. The layout is designed to optimize storage and functionality with its butler's pantry, walk-in pantry, and connected mudroom to the garage. The kitchen is a culinary enthusiast's dream and is equipped with nothing but the best—a 48" 6-burner Wolf Range and griddle, Dacor built-in fridge and beverage centre, and Cosentino quartz range hood as a statement piece. At the centre, the waterfall Cosentino quartz island and custom white oak paneling is a piece of art and mirrors the contemporary yet warm design carried throughout. One of the best features of this property is the beautiful deck off the kitchen, an elegant transition from indoor to outdoor living space with a built-in Napoleon gas fireplace. The second level features the primary bedroom, which is truly a luxurious oasis. The en-suite bathroom has heated flooring, a curbless steam shower, and a soaker bathtub perfectly positioned to capture the serene view. Through the en-suite bathroom is the lavish, custom-built walk-in closet. This upper floor also has two other generously-sized bedrooms, a bathroom, and a conveniently located laundry room. The walk-out basement is bright and inviting, with two additional bedrooms, a four-piece washroom, and a home gym. This comfortable and flexible area is great for entertaining, with a spacious living room, wet bar, and games area. The glass doors lead to a covered backyard patio, and at the end of the property, there is gated access to the scenic walking path. Varsity is known to be one of the best NW communities and was previously voted #1 in Avenue Magazine. Close to schools, the University District, Market Mall, and hospitals, this is a rare opportunity to own such a luxurious house on this ridge!**

Inclusions: **Dishwasher in Pantry, Built In Miele Coffee Maker, Built in Microwave**
 Property Listed By: **Real Broker**

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