



THE
A-TEAM

**RE/MAX
FIRST**

4931 VANGUARD Road, Calgary T3A 0R5

MLS®#: **A2152175**

Area: **Varsity**

Listing Date: **07/25/24**

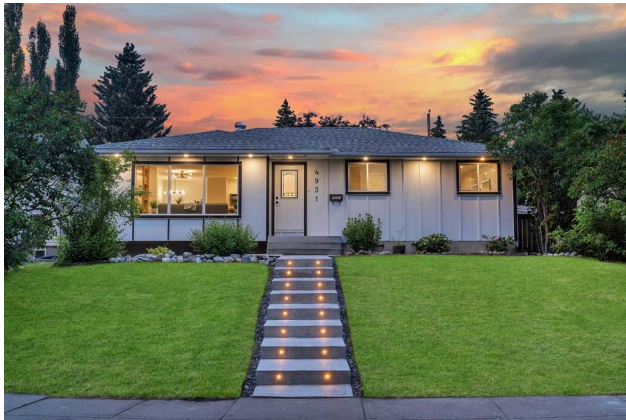
List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **5,909 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,207**
Low Sqft:
Ttl Sqft: **1,207**

DOM

53
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Close to Clubhouse,Dog Run Fenced In,Few Trees,Front Yard,Lawn,Interior Lot,Street Lighting,Private,Rectangular Lot**

Park Feat:

Alley Access,Covered,Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction:

Composite Siding,Concrete,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Electric Range,Built-In Oven,Dishwasher,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Storage,Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
5pc Ensuite bath	Main	15`4" x 8`8"
Bedroom	Main	11`5" x 11`4"
Kitchen	Main	15`6" x 13`8"
Bedroom	Basement	12`8" x 10`5"
Bedroom	Basement	10`11" x 10`5"
Laundry	Basement	6`9" x 4`11"
Furnace/Utility Room	Basement	9`8" x 8`11"

Room	Level	Dimensions
4pc Bathroom	Main	7`0" x 7`7"
Bedroom - Primary	Main	12`0" x 12`0"
Living Room	Main	13`9" x 19`6"
4pc Bathroom	Basement	7`6" x 4`11"
Kitchenette	Basement	9`5" x 5`3"
Game Room	Basement	26`0" x 28`3"

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

3834JK

Remarks

Pub Rmks: **Gorgeously Renovated Bungalow | Massive Lot | Desirable Neighborhood of Varsity | Finished Basement | Double Car Garage | High End Finishes Welcome to this stunning, modernly renovated bungalow located in the highly sought-after community of Varsity. Boasting a prime location, this spacious home sits on a massive lot and features a double car garage, offering both convenience and luxury. Furthermore, the plumbing & electrical (including the electrical panel) systems are BRAND NEW and the related permits were pulled. As you step inside, you'll be greeted by an open-concept layout with high ceilings adorned with pot lights, creating a bright and inviting atmosphere. The home is beautifully designed with a modern neutral color palette throughout. The large living room is a highlight, featuring a gorgeous tile accent wall with built-in shelving on both sides and a central fireplace. Vinyl windows flood the space with natural light, enhancing its warmth and appeal. The kitchen is a chef's delight, equipped with upgraded stainless appliances, a built-in electric stove, and a stunning color contrast between the black island quartz and the white countertops. With ample cabinet space and a modern black-and-white backsplash, the kitchen is sure to please. This space seamlessly flows into the dining area, making it perfect for entertaining guests while cooking up a delicious meal. The primary bedroom is a tranquil retreat, complete with a beautiful accent wall. This room includes a spacious 5-piece ensuite featuring tiled flooring and walls, dual sinks, a luxurious free-standing bathtub, and a standing shower. The practical walk-in closet with organizers adds to the convenience. An additional good-sized bedroom and a gorgeous 4-piece bathroom on this floor further enhance the home's functionality. The fully finished basement offers a large recreational area with a feature wall and another fireplace, providing a cozy space for relaxation. The dedicated laundry area includes new appliances, cabinets, and a sink for added convenience. The appealing wet bar, complete with beautiful cabinets, a sink, wine shelves, and a mini fridge, is perfect for entertaining. The basement also includes two bedrooms and a full bathroom, ideal for accommodating family and guests. Outside, the home's exterior is equally impressive, featuring exterior lighting, a contemporary color palette, and beautiful landscaping. The large backyard offers a patio and lush greenery, perfect for outdoor gatherings. The nearly 6000 sq ft lot and double car garage further adds to the property's practicality. Nestled in the serene neighborhood of Varsity, this home is minutes away from the University of Calgary, Market Mall, Alberta Children's Hospital, Foothills Hospital, grocery stores, public transit, schools, restaurants, and more. It is also conveniently located near major roadways such as Shaganappi Trail and Crowchild Trail. Don't miss the opportunity to make this exquisite bungalow your new home!**

Inclusions: **n/a**
 Property Listed By: **Real Broker**

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



