



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 VARBAY Place, Calgary T3A 0C8**

MLS® #: **A2156558**      Area: **Varsity**      Listing Date: **08/12/24**      List Price: **\$1,699,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$49k, 09-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1969**

Lot Information

Lot Sz Ar: **9,687 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,531**  
 Low Sqft:  
 Ttl Sqft: **1,531**

DOM

**101**  
Layout  
 Beds: **5 (2 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Few Trees,Front Yard,No Neighbours Behind,Landscaped,Level,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane,Flat,Shake**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Rain Gutters**

Construction: **Cement Fiber Board,Concrete,See Remarks,Stone,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Microwave,Range Hood**  
 Int Feat: **Beamed Ceilings,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`8" x 10`9"	Breakfast Nook	Main	14`4" x 12`8"
Living/Dining Room Combination	Main	23`4" x 13`1"	Foyer	Main	5`10" x 3`10"
Mud Room	Main	9`8" x 9`2"	Bedroom - Primary	Main	13`7" x 12`1"
Bedroom	Main	10`2" x 9`4"	Bedroom	Lower	11`3" x 8`7"
Bedroom	Lower	12`7" x 8`7"	Play Room	Lower	18`5" x 8`1"

<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 10`2"</b>	<b>Game Room</b>	<b>Lower</b>	<b>21`8" x 12`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>12`9" x 7`0"</b>	<b>Cold Room/Cellar</b>	<b>Lower</b>	<b>10`0" x 3`4"</b>
<b>Other</b>	<b>Lower</b>	<b>5`0" x 3`0"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`11" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 9`4"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **RC-1**  
 Legal Desc: **5224JK**

Remarks

Pub Rmks: **Newly renovated in 2024 this architectural gem in the desired amenity-rich community of Varsity is now ready for you to move in. Perched on a large 9,687 sqft (.22 ac) lot, with a SW back yard, in a quiet cul-de-sac, and backing onto the community's expansive tree lined walking paths. The design forward floor plan includes 3,000 sqft of total living space. With the addition of a large and functional mudroom connecting the main floor to the large garage, this home functions like a bungalow with all principal rooms located on the main floor level while 3 bedrooms in the lower level provide versatility for a mature family, the empty nester, or expanding family alike. In collaboration with McDowell Design, Laratta Homes has preserved and transformed this mid-century modern classic into a functional and timeless home to complement your contemporary lifestyle. The lower-level features nine large windows above ground that shed light into the lower level, fully integrating the upper and lower living spaces. An open and light filled living concept, a meld of original rustic structures and contemporary interior design features. The contemporary architecture is combined with a vaulted open beamed ceiling that houses two stone fireplaces, five bedrooms (or four plus a home office), three full baths, dining and living room spaces and an oversized double front drive attached garage with driveway, combined parking for six vehicles. The new custom-built open concept Kitchen features a see-through metal art wall and a curved and reeded oak island along with a Bertazoni gas range, fully integrated Dacor fridge with freezer, stainless steel dishwasher, microwave and concealed under cabinet lighting and coffee and beverage bars conveniently placed for entertaining. White oak planked and Italian tile flooring are found throughout the main floor. Quartz counters over custom-built cabinets throughout. The lower level boasts three bedrooms, a full bathroom, a rec room, games area, wet bar, cold room, and light filled Laundry room. Meticulously restored to include new torched on flat roof, updated cedar shakes on sloped roofs, new metal clad vinyl windows with wide Brickmolds, new Hardie lap and board and batten siding, soffit, eaves and garage door, new electrical wiring and panel, EV power outlet in garage, two zoned controlled forced air furnaces with AC line set, natural gas BBQ line to rear wood deck and gas starter to wood burning fireplaces, engineered insulation and envelope specifications, all new lighting and plumbing fixtures. Nestled in Varsity, a location coveted for its proximity to the University of Calgary, Alberta Children's and Foothills Hospitals, Chartered French school, Edworthy Park, Community linear parks, McMahon Stadium, and walking distance to shopping and entertainment at Market Mall and the University District. The main thoroughfares and public transportation provide easy access to downtown, YYC Airport, Calgary Winter Club and Alberta's mountain parks.**

Inclusions: **N/A**  
 Property Listed By: **Sotheby's International Realty Canada**

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











