



1154 VARSITY ESTATES Drive, Calgary T3B 5E8

MLS®#: **A2161810** Area: **Varsity** Listing **08/31/24** List Price: **\$1,599,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$100k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1984** Abv Sqft: **4,082**
 Lot Information Low Sqft:
 Lot Sz Ar: **13,734 sqft** Ttl Sqft: **4,082**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot, Treed, Views**
 Park Feat: **Heated Garage, Insulated, Triple Garage Attached**

DOM

82
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Ext Feat: **Garden, Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Breakfast Bar, Built-in Features, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|----------------|-------------------|----------|---------------|
| Dining Room | Main | 12`7" x 15`1" | Bedroom - Primary | Upper | 17`3" x 17`3" |
| Family Room | Main | 17`3" x 13`7" | Bedroom | Upper | 13`0" x 13`7" |
| Kitchen | Main | 16`5" x 22`2" | Bedroom | Upper | 13`0" x 15`2" |
| Living Room | Main | 25`4" x 15`0" | Bedroom | Upper | 13`1" x 13`8" |
| Office | Main | 16`11" x 13`8" | Bonus Room | Upper | 21`4" x 19`8" |
| Entrance | Main | 19`8" x 15`1" | Bedroom | Basement | 12`9" x 13`7" |
| Mud Room | Main | 5`2" x 19`11" | Bedroom | Basement | 11`2" x 19`5" |

Walk-In Closet
4pc Bathroom
3pc Bathroom

Upper
Upper
Basement

13`0" x 6`0"
0`0" x 0`0"
0`0" x 0`0"

4pc Ensuite bath
3pc Bathroom
2pc Bathroom

Upper
Upper
Main

0`0" x 0`0"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8410229

Remarks

Pub Rmks:

Explore the 3D tour of this exquisite home in the highly desirable Varsity neighbourhood, offering a breathtaking view of the 14th hole of the Silver Springs Golf Course +Huge 13735 sqf Corner Lot (No sidewalk, No shoveling snow in winter)+Extra wide heated triple garage with new platinum flake coating floor+South facing yard. This expansive 7-bedroom (4+3), 4.5-bathroom residence combines comfort and luxury, boasting over 6,000 sq. ft. of living space with a fully developed basement. Upon entering, you are greeted by an impressive grand foyer with elegant French doors, luxurious tiles, soaring ceilings, and an open spiral staircase. The formal dining room exudes sophistication, perfect for year-round gatherings and entertaining. The family room, featuring bow windows, bathes the space in natural light. The gourmet kitchen is a chef's dream, equipped with granite countertops, upgraded stainless steel appliances including triple ovens, and an island with a breakfast bar that opens to a private patio. The main floor also includes a spacious office beside the wet bar in the living room, ideal for family gatherings or parties. Ascending the spiral staircase, the upper level offers a versatile bonus room, a generously sized primary suite with a cozy fireplace, a dressing area, and a luxurious 4-piece ensuite. This level has three additional bedrooms, a full bathroom, and a laundry room. The fully finished walk-up basement is perfect for entertainment and relaxation, featuring a games room with a pool table, an elegant theatre room, a cozy fireplace, three additional bedrooms, a den, and a full bathroom. Situated in a family-friendly neighbourhood, this home is less than a 5-minute drive to elementary, junior high, and Sir Winston Churchill High Schools. It is also conveniently close to parks, grocery stores, coffee shops, and restaurants. The property is near the Silver Springs Golf Course, the University of Calgary, Market Mall, and two hospitals. Enjoy easy access to downtown Calgary, just 15 minutes away, and the Dalhousie LRT station, only 5 minutes away. Book your private showing today!

Inclusions:
Property Listed By:

**pool table,home theater system,
Homecare Realty Ltd.**

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













