



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1154 VARSITY ESTATES Drive, Calgary T3B 5E8**

MLS®#: **A2161810**

Area: **Varsity**

Listing Date: **08/31/24**

List Price: **\$1,699,000**

Status: **Active**

County: **Calgary**

Change: **-\$90k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1984**

Finished Floor Area

Abv Sqft: **4,082**

Low Sqft:

Ttl Sqft: **4,082**

Lot Information

Lot Sz Ar: **13,734 sqft**

Lot Shape:

DOM

**19**

Layout

Beds: **6 (4 2 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Treed,Views**

Park Feat: **Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **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-C1

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 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

























