



THE
A-TEAM

**RE/MAX
FIRST**

4175 VARSITY ROAD , Calgary T3B 2Y6

MLS®#: **A2163192**

Area: **Varsity**

Listing Date: **09/26/24**

List Price: **\$1,949,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1973**

Finished Floor Area
Abv Sqft: **1,908**
Low Sqft:
Ttl Sqft: **1,908**

DOM

56
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **8,568 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Irregular Lot,Many Trees**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Concrete,Other,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`10" x 9`0"
Dining Room	Main	13`5" x 6`9"
5pc Ensuite bath	Main	13`2" x 7`6"
Bedroom	Main	13`3" x 11`7"
Office	Main	11`8" x 9`8"
Laundry	Main	5`11" x 5`8"

Room	Level	Dimensions
Living Room	Main	19`5" x 15`10"
Bedroom - Primary	Main	13`2" x 13`0"
Walk-In Closet	Main	7`5" x 5`11"
3pc Ensuite bath	Main	8`5" x 5`8"
2pc Bathroom	Main	5`11" x 5`0"
Game Room	Main	21`8" x 13`0"

Bedroom
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement

12`9" x 11`11"
9`4" x 4`11"
8`4" x 7`5"

Bedroom
Den

Basement
Basement

13`5" x 11`11"
8`0" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

557LK

Zoning:
R-C1

Remarks

Pub Rmks:

Rarely does a property with timeless elegance combined with high-end luxury come to market. Located in coveted Varsity Estates situated on a large corner lot with plenty of mature trees, this remodel was stripped down to the foundation and transformed into an absolute masterpiece. The luxurious presence of this home is instantly exemplified by the stunning curb appeal, with a truly unique modern farmhouse look, featuring stone and cedar accents, all highlighted by an exposed concrete driveway leading to your RARE triple attached garage (tandem). Upon entering, your eyes are drawn to the jaw dropping open to below entry showcasing the high vaulted ceilings, stunning open riser staircase, custom glass railing, and modern chandelier that truly acts as the center piece of this home. The entry of this home is complete with a large custom mudroom area featuring an abundance of storage, stunning tilework, and a custom garden. The large living area is complete with an elegantly tiled 75 inch, 3-sided electric fireplace. The main level of this grand residence is filled with natural light with no outdoor noise, thanks to the TRIPLE PANE 'Tilt and Turn' European windows. The designer kitchen encapsulates this house as an entertainer's dream with its stunning two-tone cabinetry including REAL oak cabinets, 14-foot island, and stunning paneled JennAir appliance package, perfect for any chef! Adjacent to the kitchen you have a large dining area that features a stunning glass door that provides an abundance of light and leads directly to the deck, encouraging a seamless indoor/outdoor lifestyle. The main floor continues to wow with a custom-built reading nook featuring a stunning built in bookshelf, this area of the home seamlessly flows into your stunning main floor office overlooking the green space across. The main floor also features a spacious laundry room and 2-piece powder room that is sure to wow your guests! Down the hall you are welcomed to one of TWO primary bedrooms. The first primary bedroom features a large walk-in closet and a 3-piece bathroom with a custom-built shower and heated flooring. Moving to the second primary bedroom the wow factor continues with stunning vaulted ceilings, a custom walk-in closet hidden behind a hidden feature wall, and a stunning 5-piece bathroom, with dual vanities, a free-standing tub, heated flooring, a large custom shower, and a stunning chandelier. Like the main floor, the basement of this home is an entertainer's dream! Starting with the open Rec Room featuring a large entertainment unit, an electric fireplace, a large wet bar, and a custom work desk. The lower level is complete with 2 additional bedrooms and a 4-piece bathroom. The fully finished triple car tandem garage features a garage heater and can fit a full-size truck with a maximum height of 6'9". This remodel had no item overlooked with brand new electrical, furnace, HVAC, Air Conditioning, and plumbing. Luxury, Functionality, Location and Unbeatable Value!

Inclusions:
Property Listed By:

Air Conditioner, Garage Heater
Greater Property Group

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











