



THE
A-TEAM

**RE/MAX
FIRST**

4228 VAUXHALL Crescent, Calgary T3A 0H9

MLS® #: **A2164439**

Area: **Varsity**

Listing Date: **09/20/24**

List Price: **\$1,298,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Lot Information

Lot Sz Ar: **5,715 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,793**
Low Sqft:
Ttl Sqft: **1,793**

DOM

8
Layout
Beds: **4 (2 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

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

Construction: **Composite Siding,Stone**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`6" x 18`9"
Pantry	Main	7`9" x 7`2"
Entrance	Main	13`5" x 9`2"
Game Room	Basement	35`9" x 14`10"
Laundry	Basement	10`9" x 6`7"
Bedroom	Main	12`5" x 11`1"

Room	Level	Dimensions
Dining Room	Main	18`5" x 11`1"
Living Room	Main	18`2" x 15`11"
Laundry	Main	7`5" x 7`3"
Furnace/Utility Room	Basement	11`0" x 10`10"
Bedroom - Primary	Main	14`10" x 13`9"
Walk-In Closet	Main	7`11" x 7`10"

Bedroom
Walk-In Closet
4pc Bathroom
4pc Bathroom

Basement 14`8" x 10`0"
Basement 10`1" x 6`8"
Main 0`0" x 0`0"
Basement 0`0" x 0`0"

Bedroom
5pc Ensuite bath
4pc Ensuite bath

Basement 19`9" x 11`2"
Main 0`0" x 0`0"
Basement 0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

2695JK

Remarks

Pub Rmks:

****CUSTOM LUXURY ESTATE in Varsity ~ 14+ Ft High VAULTED CEILINGS ~ 4 BEDROOMS each with ITS OWN BATHROOM ~ REAR DOUBLE ATTACHED HEATED GARAGE w/MUDROOM and a **rare**...SECRET ROOM. Every couple of years a home with this many options comes to market in a community as sought after as Varsity. Newly renovated, this luxurious home is the epitome of elegance! Drive up and you'll find a 1 of a kind property situated on a massive 52' x 110' lot with exquisite architecture, Hardie board and Acrylic Stucco siding, stone detailing, built-in lighting and aggregate concrete walkways and patio leading to the covered cedar entrance with double French doors. Inside is an open and airy floor plan with grand vaulted ceilings and loads of extra windows streaming in natural light. Herringbone wood pattern surrounds the linear fireplace creating a gorgeous focal point in the large living room. The gourmet kitchen perfectly combines style with function featuring a 5 foot wide FRIDGE/FREEZER COMBO, an 8-burner FORNO gas stove with double ovens, stone countertops, a huge island, designer backsplash, extended cabinetry, and a cleverly hidden walk-in MASIVE HIDDEN PANTRY w/countertops and cabinets for extra storage. Clear sightlines into the dining room encourage unobstructed conversations with family and guests. A fantastic mudroom with built-ins hides away jackets and shoes plus is equipped with hookups for a MAIN FLOOR LAUNDRY area on top of the lower level laundry room. Retreat at the end of the day to the sanctuary of the primary bedroom with a wood feature wall and an opulent ensuite boasting dual sinks, a deep soaker tub, an oversized shower and a custom walk-in closet. A second spacious bedroom and another stylish bathroom are also on this level. Gather around the second fireplace flanked by built-ins in the finished basement and enjoy cozy movie nights. A separate area invites game nights or hobbies, then grab a snack and refill drinks at the stunning wet bar. Both bedrooms on this level have walk-in closets - one even has its own PRIVATE 4 PIECE ENSUITE and the other has easy access to the second full bathroom on this level making them ideal for older children and guests alike. A terrific laundry room with storage and a utility sink add to your convenience. A large fenced yard and expansive back deck encourage an easy indoor/outdoor lifestyle for summer barbeques or unwinding. The cherry on top of this exceptional designer home is the oversized, insulated double attached garage. Phenomenally located close to everything - schools, amenities, great restaurants, both Market and Northland Malls, U of C, the Bow River, the Children's Hospital and more!**

Inclusions:
Property Listed By:

None
eXp Realty

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









