



THE
A-TEAM

**RE/MAX
FIRST**

104 VARSITY GREEN Bay, Calgary T3B 3A7

MLS®#: **A2165139**

Area: **Varsity**

Listing Date: **09/17/24**

List Price: **\$1,219,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 19-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1972**

Lot Information

Lot Sz Ar: **8,729 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,823**
Low Sqft:
Ttl Sqft: **2,823**

DOM

2

Layout

Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Lawn,Landscaped,Many Trees,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	5`11" x 8`4"
Den	Main	19`0" x 27`6"
Family Room	Main	19`1" x 11`8"
Kitchen	Main	17`8" x 11`6"
Living Room	Main	17`7" x 17`3"
5pc Ensuite bath	Upper	4`11" x 17`6"
Bedroom	Upper	9`10" x 12`1"

Room	Level	Dimensions
Bedroom	Main	10`8" x 10`11"
Dining Room	Main	9`1" x 11`7"
Foyer	Main	6`9" x 15`6"
Laundry	Main	6`4" x 6`6"
4pc Bathroom	Upper	4`11" x 7`7"
Bedroom	Upper	9`7" x 11`2"
Bedroom	Upper	9`6" x 11`3"

Bedroom - Primary
1pc Bathroom
Game Room

Upper
Basement
Basement

13`11" x 16`8"
2`0" x 2`6"
20`8" x 14`9"

Walk-In Closet
Den
Storage

Legal/Tax/Financial

Upper
Basement
Basement

4`11" x 7`7"
16`0" x 15`2"
43`0" x 11`2"

Title:
Fee Simple
Legal Desc:

557LK

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this exquisite two-story home nestled on a spacious corner lot in the highly sought-after, family-friendly community of Varsity Estates. From the moment you arrive, the impressive curb appeal captivates you with its new Hardie board siding, durable rubber roof, and a beautifully landscaped front yard featuring a charming courtyard. Step inside to discover an inviting open-concept living area, where large, bright windows fill the space with natural light. The modern kitchen is a chef's dream, boasting a generous sit-up island, newer stainless steel appliances ,updated lighting a pantry, and an abundance of storage and counter space. Adjacent to the kitchen, the dining area flows seamlessly into another cozy living space, complete with a fireplace, perfect for family gatherings. Venture into the expansive recreation room, designed for entertainment and relaxation. This impressive space features a built-in wet bar with a professional beer tap system, a wine and pop fridge, and floor-to-ceiling windows that provide easy access to your beautifully landscaped backyard. On the main level, you will find the first of five spacious bedrooms, along with a convenient 3-piece bathroom and a laundry room. Ascend to the upper level, where four additional well-sized bedrooms await, including the luxurious primary suite complete with a 5-piece ensuite and a walk-in closet. An additional 4-piece bathroom serves the other bedrooms on this floor. The basement is an entertainer's paradise, featuring a large additional living space, a good sized media room, a 1-piece bathroom, and ample storage options. Step outside to your fully professionally landscaped backyard, where you can enjoy the serene ambiance created by brick patios, a cozy fireplace, a tranquil water feature, new sod, and vibrant perennials. With a two-car attached garage and a spacious driveway, parking is a breeze. This prime location is unbeatable, within walking distance to schools including St. Vincent De Paul Elementary Junior High School and F.E Osborne Junior High, Scenic walking paths, parks, Silver Springs Golf Course, and just a few blocks from Market Mall. Don't miss your chance to see this one today. You won't be disappointed.**

Inclusions: **Bar fridge, dishwasher, dryer, microwave, range hood, Refrigerator, Stove, Washer**

Property Listed By: **RE/MAX Landan Real Estate**

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













