



THE
A-TEAM

**RE/MAX
FIRST**

5003 VANSTONE Crescent, Calgary T3A 0V8

MLS®#: **A2169737**

Area: **Varsity**

Listing Date: **10/03/24**

List Price: **\$1,849,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area

Abv Sqft: **2,489**

Low Sqft:

Ttl Sqft: **2,489**

Lot Information

Lot Sz Ar: **7,771 sqft**

Lot Shape:

DOM

3

Layout

Beds: **4 (3 1)**

Baths: **4.0 (4 0)**

Style: **Bi-Level**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot,Landscaped

220 Volt Wiring,Driveway,Heated Garage,Insulated,Oversized,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle,Metal**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line**

Construction:

Cedar,Metal Siding ,Other,Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Gas Cooktop,Range Hood,Washer

Int Feat:

Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 23`8"	Dining Room	Main	15`10" x 14`1"
Kitchen	Main	18`3" x 12`10"	Office	Main	11`3" x 11`2"
Bedroom	Main	12`7" x 10`1"	3pc Bathroom	Main	5`6" x 8`11"
Bedroom - Primary	Main	12`9" x 15`0"	5pc Ensuite bath	Main	9`3" x 10`1"
Bedroom - Primary	Main	19`6" x 18`8"	5pc Ensuite bath	Main	14`10" x 7`10"
Bedroom	Basement	11`10" x 14`1"	3pc Bathroom	Basement	8`5" x 6`6"
Exercise Room	Basement	15`8" x 14`4"	Family Room	Basement	36`7" x 20`4"
Laundry	Basement	7`11" x 7`5"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-C1

3834JK

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY & SUNDAY 1-3pm. Welcome Home to Varsity! This stunning walkout bi-level, crafted by Elite Craft Homes, is located in the highly sought-after community of Varsity. Offering a perfect blend of luxury and functionality. The property features 4,163 sq/ft of total living space, with 4 bedrooms and 4 full baths, including 2 primary suites on the main floor. This makes it an ideal choice for families or those seeking a refined and spacious living environment. The interior features vaulted ceilings and an abundance of natural light, creating a sense of openness and warmth throughout the main living areas. The gourmet kitchen is outfitted with high-end JennAir built-in appliances, walk-in pantry and features a large waterfall quartz island, offering an excellent space for entertaining. The two luxurious primary bedrooms on the main floor each come with their own ensuite bath, walk-in closet, and private outdoor seating area. The main floor also includes a third bedroom, a full bathroom, and a dedicated office, providing a quiet workspace that is perfect for balancing professional and personal life. The finished walkout basement enhances the home's entertainment capabilities, featuring a spacious family room, custom wet bar, and a dedicated gym area. Additional amenities include a convenient dog wash station located off the mudroom as you enter from the garage. The lower level also offers a bedroom with a full bath and a steam shower, providing a spa-like experience and ample room for guests or family. Outside the home includes a 3-car garage with epoxy flooring and a beautifully landscaped yard. Just a 2-minute walk from the Varsity Ravine, offers easy access to parks, playgrounds, and scenic walking trails, making it a prime location in one of Calgary's most established and favourite NW neighbourhoods.**

Inclusions:
 Property Listed By: **Basement Wine Fridge
 Real Broker**

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











