

**612 VARSITY ESTATES Place, Calgary T3B 3C2**

MLS® #: **A2173051** Area: **Varsity** Listing **10/18/24** List Price: **\$1,375,000**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 10-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar: **14,101 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,771**  
 Low Sqft:  
 Ttl Sqft: **2,771**

DOM

**64**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Level,Pie Shaped Lot,Private,Views**  
 Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Awning(s),Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bookcases,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Sauna,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

| Room         | Level | Dimensions     | Room              | Level  | Dimensions    |
|--------------|-------|----------------|-------------------|--------|---------------|
| Living Room  | Main  | 19`8" x 14`10" | Kitchen           | Main   | 14`7" x 14`3" |
| Dining Room  | Main  | 12`5" x 9`11"  | Breakfast Nook    | Main   | 9`0" x 8`0"   |
| Family Room  | Main  | 20`6" x 19`2"  | Bedroom           | Main   | 12`2" x 9`6"  |
| Foyer        | Main  | 8`11" x 8`2"   | Storage           | Main   | 5`9" x 5`4"   |
| Laundry      | Main  | 10`10" x 7`5"  | Mud Room          | Main   | 9`1" x 5`4"   |
| 2pc Bathroom | Main  | 5`4" x 5`1"    | Bedroom - Primary | Second | 16`5" x 12`3" |

|                             |                 |                       |                     |                 |                        |
|-----------------------------|-----------------|-----------------------|---------------------|-----------------|------------------------|
| <b>Walk-In Closet</b>       | <b>Second</b>   | <b>10`6" x 7`11"</b>  | <b>Other</b>        | <b>Second</b>   | <b>7`8" x 7`5"</b>     |
| <b>4pc Ensuite bath</b>     | <b>Second</b>   | <b>14`7" x 7`1"</b>   | <b>Bedroom</b>      | <b>Second</b>   | <b>11`10" x 10`11"</b> |
| <b>Bedroom</b>              | <b>Second</b>   | <b>12`1" x 10`11"</b> | <b>3pc Bathroom</b> | <b>Second</b>   | <b>12`1" x 10`11"</b>  |
| <b>Family Room</b>          | <b>Basement</b> | <b>18`4" x 14`5"</b>  | <b>Game Room</b>    | <b>Basement</b> | <b>22`2" x 11`2"</b>   |
| <b>Flex Space</b>           | <b>Basement</b> | <b>10`5" x 7`7"</b>   | <b>Storage</b>      | <b>Basement</b> | <b>33`6" x 7`5"</b>    |
| <b>4pc Bathroom</b>         | <b>Basement</b> | <b>16`0" x 13`5"</b>  | <b>Sauna</b>        | <b>Basement</b> | <b>7`3" x 7`2"</b>     |
| <b>Furnace/Utility Room</b> | <b>Basement</b> | <b>19`8" x 12`4"</b>  |                     |                 |                        |

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **2011543**

Remarks

Pub Rmks: **Situated on an expansive west facing 0.32-acre lot in the prestigious Varsity Estates, this exceptional property offers unparalleled golf course views and a wealth of recent upgrades, making it a standout opportunity. Move-in-ready and thoughtfully updated, the home features recent upgrades including a complete guest bathroom renovation, a newly installed water softening and purification system, house intelligence enhancements, and a restored lawn—all completed in 2022. With two new furnaces and an updated cedar shake roof, this home combines modern functionality with timeless elegance. As you step into the grand foyer, you're welcomed by an airy, open-concept design with classic touches like hardwood floors. The redesigned gourmet kitchen boasts a distinctive barrel ceiling, updated cabinetry, granite countertops, and a cozy breakfast nook with panoramic views. A spacious main-floor family room, complete with a stone fireplace and large windows, offers a perfect space to relax while taking in the serene landscape. A main-floor den and laundry room add to the home's convenience. Upstairs, you'll find three generously sized bedrooms, including a master suite that exudes luxury with its newly renovated ensuite, custom built-ins, and expansive walk-in closet. The fully developed lower level extends the living space, featuring a family room, games room, office area, and extra storage. This home is ideally located on a quiet cul-de-sac, surrounded by mature trees that provide a sense of seclusion and privacy. Its location within the prestigious Varsity Estates community offers easy access to a wealth of amenities. The nearby Silver Springs Golf & Country Club enhances the scenic setting, while top-tier schools like Varsity Acres School and Marion Carson School make the neighborhood perfect for families. Proximity to the University of Calgary, Alberta Children's Hospital, and Brentwood LRT ensures convenience for daily commuting and healthcare access. For shopping, dining, and entertainment, the popular Market Mall is just minutes away, along with abundant recreational opportunities at Bowmont Park and Nose Hill Park. With its blend of tranquil living and urban convenience, this Varsity Estates home is a true gem in one of Calgary's most desirable communities.**

Inclusions: **n/a**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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























