



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1116 VARSITY ESTATES Drive, Calgary T3B 3B3**

MLS®#: **A2174476**      Area: **Varsity**      Listing **10/25/24**      List Price: **\$2,299,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$91k, 13-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1975**      Abv Sqft: **3,197**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **7,933 sqft**      Ttl Sqft: **3,197**  
 Lot Shape:

DOM

**20**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Lawn,Landscaped,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cedar,Composite Siding,Concrete,Wood Frame**  
 Heating: **Central,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Washer**  
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 7`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>24`1" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 20`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 20`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`10"</b>	<b>Office</b>	<b>Main</b>	<b>11`9" x 12`7"</b>
<b>Mud Room</b>	<b>Main</b>	<b>14`3" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>19`2" x 23`3"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>19`2" x 23`3"</b>	<b>Family Room</b>	<b>Second</b>	<b>11`11" x 15`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`7" x 12`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`3" x 5`11"</b>

5pc Bathroom  
Bedroom  
Bedroom  
Game Room

Second  
Second  
Basement  
Basement

10`3" x 5`5"  
10`4" x 12`0"  
15`1" x 10`6"  
19`6" x 13`0"

Bedroom  
Laundry  
3pc Bathroom  
Den

Second  
Second  
Basement  
Basement

10`4" x 15`7"  
6`3" x 6`5"  
9`11" x 5`7"  
10`1" x 11`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7510331**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome home to Varsity Estates! Presenting a beautifully designed family home crafted by Maxime Chin Interior Design and built by Platinum Builders, this residence offers timeless elegance with warm, high-quality finishes. The open-concept layout seamlessly connects the living room, dining area, and custom kitchen, featuring an 11-foot Vicostone honed waterfall quartz island, a built-in panelled Sub-Zero fridge, and a Wolf gas range oven. Rift-cut white oak millwork and ash hardwood flooring are complemented by warm mahogany brown accents and soft, flowing curves, creating a unique ambiance that feels both contemporary and timeless. Every aspect of this house, from the French brass and matte black hardware to the curated collection of lighting, was thoughtfully and expertly executed. Adjacent to the dining area is a convenient two-piece powder room and a spacious mudroom, providing ample storage with access to the heated double-car garage, wired for EV charging. A private, bright office is tucked away on the main floor, ideal for working from home. The upper level includes a cozy living area with access to a backyard balcony. A luxurious primary suite featuring vaulted ceilings, two walk-in closets, a large ensuite with heated floors, steam shower and its own private front balcony. The ensuite is finished with oversized 5x10 Travertine porcelain tiles and a double vanity. Another bedroom with its own ensuite bath and walk-in closet also provides access to the back deck. The upper floor is completed with two additional bedrooms, a five-piece bathroom, and laundry room. In the fully finished basement, a spacious living area with built-in cabinets and a wet bar is accompanied by an additional bedroom, a full three-piece bathroom, and a versatile flex room suitable for use as a gym, den, office, or playroom. The backyard features a covered deck with a gas BBQ line and a cozy fire pit area, perfect for outdoor entertaining. This home is situated on a large lot, surrounded by the Silver Springs Golf Course. Varsity, one of the top-rated communities in NW Calgary, was previously voted #1 by Avenue Magazine. It is close to top schools, the University District, Market Mall, and hospitals, offering an excellent opportunity to own a home in this highly sought-after neighbourhood.**

Inclusions:  
Property Listed By:

**2 Wine Fridges  
Real Broker**

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













