



THE
A-TEAM

**RE/MAX
FIRST**

4028 VARDELL Road, Calgary T3A 0C4

MLS®#: **A2174924**

Area: **Varsity**

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

List Price: **\$999,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**
Lot Information
Lot Sz Ar: **7,685 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,443**
Low Sqft:
Ttl Sqft: **1,443**

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Corner Lot,Landscaped,Treed**
Park Feat: **Double Garage Attached,Oversized,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 11`1"
Kitchen	Main	12`9" x 9`2"
Bedroom	Main	10`9" x 9`9"
Family Room	Basement	15`6" x 13`5"
3pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 10`0"
Bedroom - Primary	Main	13`5" x 11`5"
Bedroom	Main	10`9" x 9`0"
Den	Basement	13`0" x 12`3"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5224JK

Remarks

Pub Rmks: ****OPEN HOUSE this SUN, Oct 27 (2:00 - 4:00 pm)** Extensively Renovated home that you can just move in and enjoy in Varsity Village!! This stunning home is situated on an amazing corner lot in the highly sought-after Varsity Village, just blocks away from Market Mall, all levels of schools, and close to the University and Hospital. | Over \$200K in New Renovations: Brand-new Kitchen & Baths, New custom blinds, New Light Fixtures, Newly finished ceiling, New Patio Door, New Composite Deck, Staircase with New Oak and Pewter Railing, New Front door & all Interior Doors | Quartz countertops in the Kitchen & all Baths | Cherrywood cabinets in all Baths | Oversized Double attached Garage with Epoxy flooring | New Triple Glazed Windows | Newer Furnace and New Hot water tank (50 gallons) | New Electrical panel | *****CHECK OUT THE 3D VIRTUAL TOUR***** | As you enter this beautifully renovated home, you'll be captivated by all the luxurious details and high-quality finishes this home can offer. Gleaming Hardwood floors throughout the main level. This Sunny Living Room with large windows, and the Spacious Dining Room with access to the side Deck and Backyard. The Brand New Chef's Kitchen is a culinary delight, featuring Quartz countertops, stylish backsplash tiles, and big Tile flooring. This Custom Maple cabinetry by Cabico with pantries and lots of pull-out drawers, dovetail finishes, lazy Susan corner cabinets, and corner cabinet organizers are made to impress those who love to cook. The Master Retreat boasts a walk-in closet with organizers and a full new Ensuite Bath with quartz countertops. Two additional generously sized Bedrooms and a new Bathroom with quartz countertops complete this level. The fully finished Basement features a Family room with a wood-burning fireplace and a striking stone wall. A large Den offers the perfect space for a home office or gym. The oversized Attached Garage with a new epoxy floor, can accommodate three cars and offers much storage space. Enjoy the partially fenced and Landscaped Backyard on this large corner lot. This home is located close to the University of Calgary, Foothills and Children's Hospitals, Market Mall, parks, and golf courses, this home offers easy access to numerous amenities and Crowchild Trail. This home is sure to impress! Come see it yourself!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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











