



THE
A-TEAM

**RE/MAX
FIRST**

1901 VARSITY ESTATES Drive #44, Calgary T3B4T7

MLS®#: **A2176484**

Area: **Varsity**

Listing Date: **10/31/24**

List Price: **\$884,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **2,232**
Low Sqft:
Ttl Sqft: **2,232**

DOM

21
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Level,Many Trees,Rectangular Lot,Treed

Park Feat:

Covered,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Private Yard,Tennis Court(s)**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Soaking Tub,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	6`2" x 8`3"
Living Room	Main	13`10" x 18`8"
4pc Ensuite bath	Upper	11`3" x 5`1"
Bedroom	Upper	14`7" x 12`9"
3pc Ensuite bath	Basement	6`0" x 10`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Breakfast Nook	Main	12`5" x 11`4"
Kitchen	Main	12`7" x 19`4"
Dining Room	Main	12`7" x 9`10"
5pc Ensuite bath	Upper	9`9" x 10`4"
Bedroom - Primary	Upper	26`3" x 23`5"
Bedroom	Basement	11`11" x 9`8"

**Bonus Room
Storage**

**Basement
Basement**

**15`6" x 17`5"
5`7" x 8`2"**

**Game Room
Storage**
Legal/Tax/Financial

**Basement
Basement**

**21`0" x 18`5"
4`3" x 8`5"**

Condo Fee:
\$601

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **7810670**

Remarks

Pub Rmks:

Stunningly renovated, this luxurious home is the epitome of elegance! Ideally situated in the highly sought-after Chateaux on the Green complex backing onto a green space and walking path and just steps from the tennis courts, social room, fitness centre and indoor pool with a hot tub. Across the street from the golf course too! After all of the adventure come home to a quiet sanctuary with nothing left to do but move right in! Beautifully updated the interior boasts a mid-century modern vibe perfectly combining current style trends with the original brick details. An entire wall of glass frames backyard views and streams in natural light while extra pot lights illuminate the evenings. The living room invites relaxation in front of the charming brick-encased fireplace (one of three!). Adjacently a flex space is a versatile area for a second eating or sitting area with oversized patio sliders that lead to the west-facing deck promoting a seamless indoor/outdoor lifestyle. Beautiful designer lighting in the dining room creates a casually elegant entertainment space. The custom kitchen inspires culinary creativity featuring a plethora of sleek cabinets, stone countertops and high-end stainless steel appliances. Conveniently laundry and a separate powder room complete this level. Gorgeous cascading lighting brightens your ascent up the stairs. Feel spoiled daily in the massive primary oasis with a fantastic sitting area that includes a fireplace, oversized windows and a lavish ensuite with an upscale design, dual sinks and a deep soaker tub. The second bedroom on this level is almost as indulgent with its own private and beautifully updated ensuite, no need to share! Gather around the 3rd fireplace in the finished basement and connect over engaging conversations or movies and games nights. A 3rd bedroom also with its own private ensuite is perfect for guests or a home office. A large bonus area with built-ins is the ideal space for hobbyists and tinkerers. Host summer barbeques on the large deck or paver stone patio in the backyard nestled amongst mature landscaping with a gate that leads directly to the walking path for ultimate convenience. The cherry on top of this exceptional home is the heated double detached garage with extra parking on the driveway. Phenomenally located close to everything - schools, amenities, great restaurants, both Market and Northland Malls, U of C, the Bow River, the Children's Hospital and more! This incredible home shows like a designer showhome! Come see for yourself!

Inclusions:
Property Listed By:

-
RE/MAX Complete Realty

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













